

# **TOWN OF ROCK CREEK COMPREHENSIVE LAND USE PLAN**

# Acknowledgements

*The authors of this plan want to acknowledge the generous support provided by the following boards, committees, and individuals.*

## **Town Board**

Harry Warden, Town Chair  
Al Sandberg, Supervisor  
Dan Whitehead, Supervisor  
Kelly Boardman, Clerk  
Cheryl Norrish (through 2005) Sue Kent, Treasurer

## **Plan Commission**

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Amy Mayer *replaced by* Tony Kent  
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Special thanks to each individual who participated in the opinion surveys, visioning sessions and the open house.

## **Dunn County**

Bob Colson, County Planner  
Jim Forster, Land Conservation  
Marty Havlovic, UW Extension

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# **Issues and Opportunities**

## **General Overview**

Development has existed in the Town since its inception, but it has only been in the last 10-20 years that these pressures have become an issue within the Town. Development pressures could change the rural character of the Town.

The purpose of the plan is to provide information about the Town, its resources, its residents, and its existing character. The plan also addresses community concerns about what the community wants to be in the future and the Goals and Objectives describes how it intends to get there. The Town Board and Plan Commission will use the plan to make decisions about future growth and development. The plan is organized around the following nine planning elements.

## **Issues and Opportunities Element**

Provides demographic information and identifies development trends by identifying key issues and opportunities, researches selected trends in the local economy and demographics, and generates population projections.

## **Housing Element**

Provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

## **Transportation Element**

Provides basic information about existing transportation networks in and around the Town. It assesses existing transportation facilities and reviews statewide planning efforts.

## **Agriculture Element**

Collects information on a variety of agricultural resources and programs in the area. It develops maps of important agricultural resources such as productive soils, topography, land cover, and water features. It identifies areas of significant agriculture and areas of non-agricultural importance.

## **Natural and Cultural Element**

Provides basic information on a variety of natural and cultural resources in the area, and develops maps of significant and/or environmentally sensitive areas such as topography, land cover, and water features.

## **Utilities and Community Facilities Element**

Intends to acquaint individuals with specific factors that currently exist. It provides information on facilities and services such as solid waste management, sewer and water, recreational areas, and schools. It also identifies public facilities and services that need to be expanded. This baseline information can

then be used to provide direction for utility, facility, and service growth as the population increases in the future.

## **Economic Development Element**

Provides basic economic information about the Town by analyzing the economic base of the community and statewide trends affecting the community and region. It identifies desirable businesses and economic development programs at the local and state level, and assesses the community's strengths and weaknesses relative to attracting and retaining economic growth.

## **Land Use Element**

Reveals the importance and relationships of land uses by identifying changes to the municipal boundary due to expansion of the Sanitary District, preparing an existing land use map, identifying land fills, assessing real estate forces, identifying conflicts, developing 20-year projections, and preparing a future land use map.

## **Intergovernmental Cooperation Element**

Assesses the Town's role and function in joint planning and decisions with surrounding jurisdictions. It analyzes the relationship with local, regional, and state jurisdictions, compiles existing cooperative agreements, identifies potential conflicts, and develops a process to resolve conflicts within its boundaries and between itself and other jurisdictions.

## **Implementation Element**

Describes specific actions and sequences to implement the integration of goals and objectives of the above elements. It develops a process to measure progress and develops a format for updating the plan.

## **Basic Objectives**

- Document public participation
- Identify key issues and opportunities that the plan revolves around
- Research selected trends in the local economy and demographics
- Generate population projections

## **General Town Policies**

- Support agricultural land resources and farming as a viable occupation.
- Support the preservation of and enhance natural resources in the Town.
- Support the preservation of the Town's rural, scenic, and "small town" character.
- Promote efficient, sustainable, and high-quality land use patterns with the Town's rural agricultural character.
- Maintain a safe and efficient transportation system that meets the needs of multiple users and minimizes impacts on land owners and farming.

- Support the efficient delivery of community utilities, facilities, and services corresponding with the expectations of Town residents and a rural atmosphere.
- Encourage and support safe, affordable housing and neighborhood environments for all Town residents.
- Encourage and support high-quality economic development opportunities appropriate to the Town's resources, character, and service levels.
- Encourage participation on mutually beneficial intergovernmental relations with surrounding and overlapping jurisdictions.

## Background

The nearly level plain, which comprises much of the Town of Rock Creek, is a result of the melting of the last Wisconsin glacier. The sand and gravel for which the area is well known was deposited as the glacier receded. The Chippewa River valley, formed by the melting of that great glacier, is named for one of the Indian tribes that lived in the area. For though the Town of Rock Creek held its first official town meeting in April of 1857, there was human activity in the area well before then.

When the recording of history finally began in the area, the locale was known as Rock Run. The unincorporated village of Rock Falls developed around a general store and a mill at the falls of Rock Creek beginning around 1856. The lands around it were platted in 1875. The main thoroughfare through the area (now known as State Trunk Highway 85) meandered, like the river, through the town from the northeast to the southwest, with the highway's current alignment determined around 1945. Caryville (originally called the Village of Pierce and platted in 1885) developed at the junction of the state road and the Chicago, St. Paul & Milwaukee Railroad. The railroad followed the river valley and, through much of the town, was inaccessible due to the steep river bank. It is a bike trail now, but many remember the Milwaukee Road as it clattered through the valley, only slightly disturbing summer picnics or fishing trips. Also, several ferries crossed the Chippewa River, serving both sides of the river valley and the large islands between. At one time, there was considerable development on several of the islands. But the whims of the flooding Chippewa forced that development to the higher grounds.

For much of its history, agriculture has been the main economic pursuit in the town, dairy farms being the predominant type of farm for many years. And many of the businesses that developed within the town have been tied to agriculture. A creamery and implement dealer in Rock Falls and a pickle factory in Caryville are examples that have passed into history. But the co-op feed mill in Rock Falls and other ag related businesses continue to carry on. And though the farms are fewer and many residents work in the nearby cities, all still consider the town as rural and agricultural.

The mill, whose dam helped give the town its name, is gone, but the dam remains and a beautiful wayside park has been developed on the mill site. The general store remains and thrives. The post office has been moved to the store and the old post office building houses a medical facility. Things have changed



around here. History is change. And though the Town of Rock Creek has changed through the years, this year, as it celebrates its 150<sup>th</sup> anniversary of incorporation, it continues to thrive and look, not only to the past, but into the future.

## **Authority and Purpose**

Wisconsin's Comprehensive Planning Law (s. 66.1001, Wis. Stats.) was signed into law on October 27, 1999. This legislation defines a comprehensive plan, details land use regulations that must be consistent with a comprehensive plan in 2010, and lists mandatory procedures for adopting a comprehensive plan. Sometimes referred to as the "smart growth law", the Comprehensive Planning Law does not mandate how a community should grow, rather it requires public participation at the local level in deciding how a community wants to look and be in the future.

Since its adoption in 1999, the Comprehensive Planning Law has been amended several times. In particular, the consistency requirement was amended to reduce the number of land use regulations that must be consistent with a comprehensive plan in 2010 to a certain group: zoning, subdivision regulations, and official mapping. The Town utilized the following State Statutes to comply with the planning mandate:

- Chapter 60.61 of the Wisconsin statutes authorizes and outlines the relationship of planning and zoning for Town government.
- State law requires a Plan Commission to draft and recommend adoption of a comprehensive plan. The Town Board adopted a resolution authorizing the formation of a Plan Commission.

## **Vision Statement**

The Town of Rock Creek envisions a community with a rural and agricultural character, which welcomes low impact residential and commercial growth, while maintaining and improving its natural and recreational resources.

## **Public Participation**

To guide the planning process, the Town Board and Town Plan Commission directed a number of efforts to ensure that this Comprehensive Plan is based on the goals of the Town's residents. These efforts also raised key issues and opportunities that later sections of the Plan attempt to address. The results of these exercises are summarized below.

### **Visioning**

The Town held two vision workshops the first on July 26, 2005 and a second one on September 12, 2005. The purpose of the workshop was to identify a shared future vision for the Town, and somewhat more detailed strategies for achieving that vision. Town residents attended these workshops and identified Rock Creek's opportunities and challenges for future growth and preservation. Following are the key results of those sessions, results of the vision workshops are found in Appendix A.

Participants were asked to express their opinions about the Town's strengths, weaknesses, opportunities and threats. Common responses included:

Strengths: Beautiful rural setting; active agricultural community; friendly atmosphere; low crime; good schools.

Weaknesses: Vulnerable to development pressures; unplanned housing growth; loss of farmland due to high price of land.

Opportunities: Chance to preserve agricultural land and natural resources; balance residential and business growth with rural atmosphere; channel development into appropriate areas.

Threats: Inflation of property values and taxes; development pressures from nearby urban jurisdictions; fragmentation and loss of agricultural land; groundwater pollution.

## **Opinion Survey**

The Town mailed a survey to all property owners in July 2005. Out of 379 surveys that were sent, 242 completed surveys were returned to the Town Hall. This is a response rate of around 64 percent. The survey included questions to gather basic demographic data, obtain an assessment of current situations in the Town, and get opinions on the future of the Town. Full results of the survey may be found in Appendix A.

## **Open House**

The Town held an open house on October 25, 2005 to gather input on Town goals. A total of 61 residents attended. The open house consisted of presentations of the goals, followed by a question and answer period and individual examination of presentation materials. Participants provided verbal and written reactions.

## **Community Concerns**

Respondents were concerned with preserving the rural, agricultural atmosphere of the Town. "Rural atmosphere" was by far the number one reason given for choosing Rock Creek as a place to live. Other top reasons included the natural beauty of the Town, family roots, and farming opportunities. Nearly all respondents rated the preservation of farmland as an important goal for the Town.

Land Use: Most respondents were interested in strengthening Town land use policies to better guide future growth but they also want to remain an unzoned Town.

Economic Development: Rock Creek currently has a small number of businesses. Most respondents to the survey supported in-home businesses, and, a limited number of new non-farm business uses, particularly businesses related to farming services.

Environment: Respondents overwhelmingly supported the preservation of woodlands, wetlands, wildlife habitat, and historic resources within the Town.

## **Goals**

A goal is a general statement about what the community wants to have happen in the future. A set of goals might describe a picture of what the community wants to look like in 5, 10, or 20 years. By their nature, goals do not outline a specific course of action. Goals represent the 'ends,' not the 'means' used to get to those ends. In general those attending the open house supported the following goals.

### **Agriculture**

Maintain the rural atmosphere and preserve farm land while, also, maintaining property owners' land use options.

### **Housing**

Promote single family housing along existing roadways allowing a variety of parcels sizes.

### **Business and Economic Development**

Commercial and business growth, including residential-based, which have low impacts on the rural atmosphere and Town infrastructure are welcomed.

### **Natural Resources and Recreation**

Maintain or improve natural and recreational resources within the Town.

### **Transportation**

Maintain Town roads to insure public safety.

### **Municipal Facilities, Services, Infrastructure**

Maintain current level of excellence in municipal facilities and services.

### **Historical and Cultural**

Document historical and cultural sites within the Town.

### **Implementation**

The Town comprehensive plan will be used primarily to educate and advise landowners of their land use options.

## **Public Meetings**

All Plan Commission meetings are open to the public and public notice was given. Where the Plan Commission was working on the Comprehensive Plan or making recommendations regarding the content of the plan the public notice listed those activities.

### **Public Hearing**

On September 25, 2007 by a majority vote the Plan Commission of the Town of Rock Creek recorded in its official minutes, passed a resolution recommending to the Town Board the adoption of the document entitled "TOWN OF ROCK CREEK COMPREHENSIVE LAND USE PLAN," contains all of the elements

specified in Chapter 66.1001 (2) of the Wisconsin Statutes. On October 31, 2007 the Town of Rock Creek held a Public Hearing to take testimony and listen to comments regarding adopting Ordinance titled “AN ORDINANCE TO ADOPT THE COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF ROCK CREEK, WISCONSIN.” On **INSERT DATE** at a duly noticed Town Board meeting the Town Board, by majority vote, adopted Ordinance titled “AN ORDINANCE TO ADOPT THE COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF ROCK CREEK, WISCONSIN.”

## Socioeconomic Characteristics

Note: unless otherwise noted US Census 2000 data is the source of data and information.

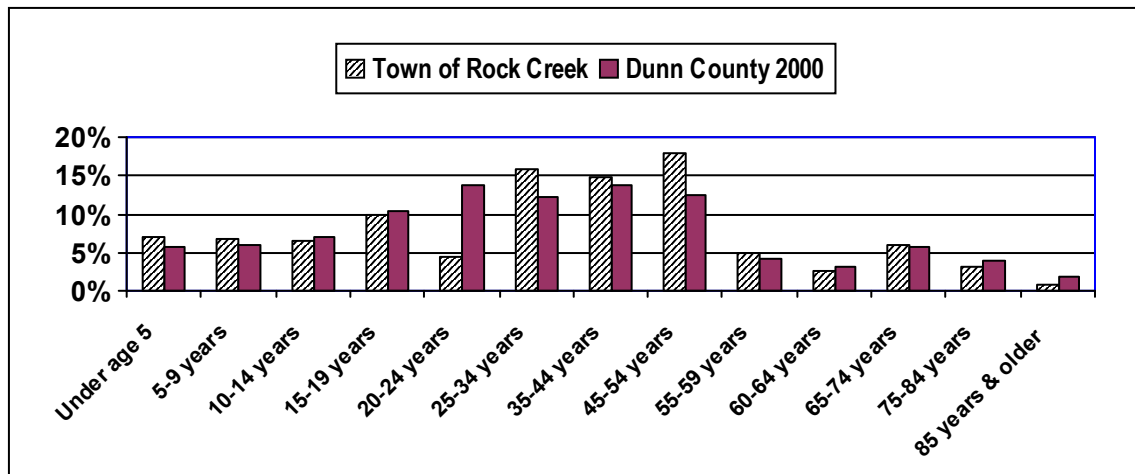
### Population

Population change is the primary component in tracking Rock Creek’s past growth as well as predicting future population trends. Population characteristics such as size, distribution, density, and growth trends must be monitored in order to plan for housing, educational, utility, community, and recreational needs as well as its future economic development.

### Age Comparison

The following table compares the age distribution of Rock Creek’s population in 2000 to the County. Trends in age distribution factor into future demand for housing, schools, park, and recreational facilities, and the provision of social services. According to census 2000 data there were a total of 793 residents of which 400 (50.4%) were male and 393 (49.6%) were female. Approximately one-half (1/2) of the Town’s population is in the age groups 25-54.

### Age Comparison

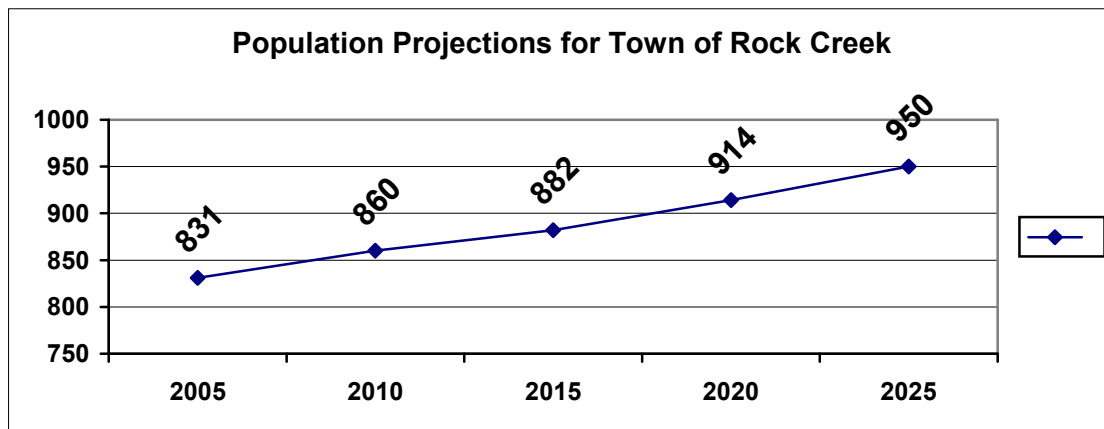


### Population Changes

1960	1970	1980	1990	2000	Total
579	632	668	696	793	
	+53	+36	+28	+97	+214
	9%	6%	4%	14%	37%

### Population Comparisons

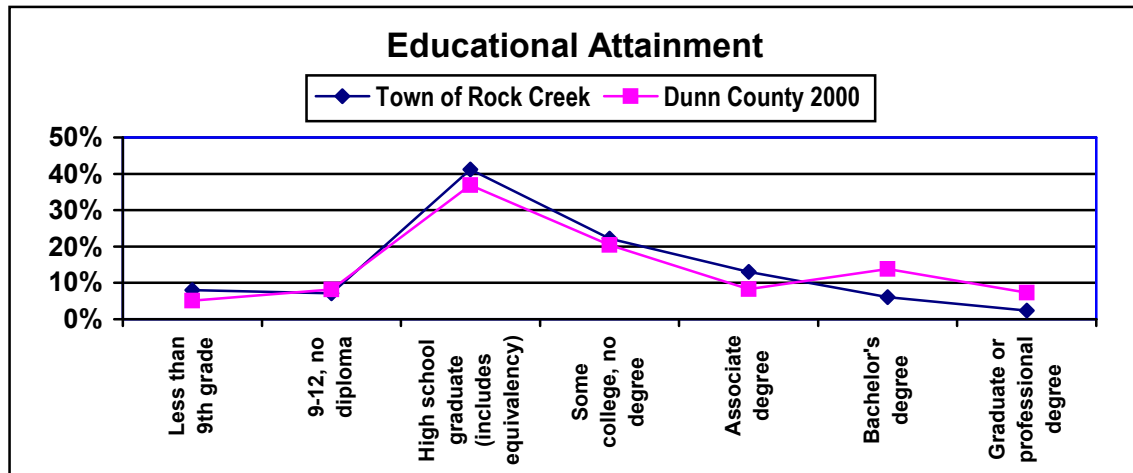
	1970	2000	Total Numeric Change	Total Percent Change
<b>Town of Rock Creek</b>	696	793	97	13.9
<b>Dunn County</b>	35,909	39,858	3,949	10.99
<b>City of Menomonie</b>	13,547	14,937	1,390	10.26
<b>State of Wisconsin</b>	4,891,769	5,363,675	471,906	9.65



Source: Wisconsin Department of Administration (DOA)

## EDUCATION

### Highest Level of Attainment



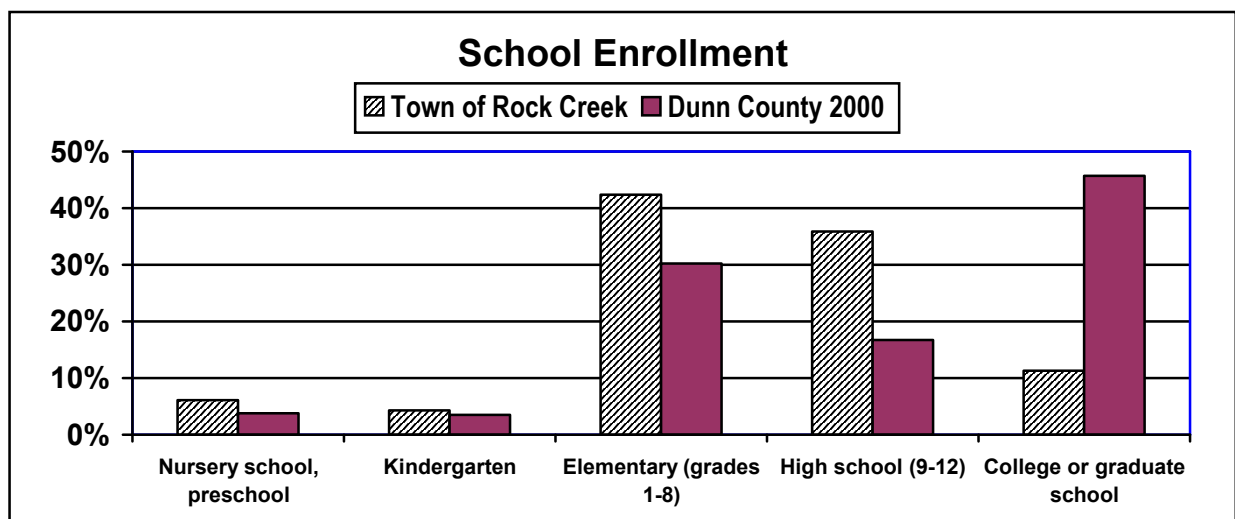
### Highest Level of Attainment

	Town of Rock Creek		Dunn County	
	Number	%	Number	%
Population 25 years & over	537	100.0	22,644	100.0
Less than 9 <sup>th</sup> grade	43	8.0	1,161	5.1
9-12, no diploma	38	7.1	1,862	8.2
High school graduate (includes equivalency)	221	41.2	8,353	36.9
Some college, no degree	119	22.2	4,621	20.4
Associate degree	70	13.0	1,875	8.3
Bachelor's degree	33	6.1	3,120	13.8
Graduate or professional degree	13	2.4	1,652	7.3
High school graduate or higher		84.9		86.6
Bachelor's degree or higher		8.6		21.1

## School Enrollment

	Town of Rock Creek		Dunn County	
	Number	%	Number	%
Population 3 years & Over in school	231	100.0	14,115	100.0
Nursery school, preschool	14	6.1	543	3.8
Kindergarten	10	4.3	496	3.5
Elementary (grades 1-8)	98	42.4	4,261	30.2
High school (9-12)	83	35.9	2,358	16.7
College or graduate school	26	11.3	6,457	45.7

## School Enrollment



The Town had a higher percent of education attainment than the county for the categories “less than a 9<sup>th</sup> grade” through “associate’s degree.” The county has a higher percent with education levels beyond “associate degree”. The presence of the University of Wisconsin-Stout in the county may account for the county having a larger number of people with education levels beyond “associate degree.”

# Housing

## General Overview and Basic Objectives

The Housing Element provides basic information on housing stock in the community, analyzes trends, projects the number of households to be added over the next twenty years, identifies potential problems and opportunities associated with accommodating varied housing needs, and reviews State and Federal housing programs.

## Policies

### Low and Moderate Income / Housing Choices

The Town recognizes that housing choices should meet a variety of needs of all the residents in the Town including: all levels of income, all age groups, and those with special needs. Unfortunately the resources of the Town do not afford opportunities for development funds, but neither does the Town discourage use of affordable housing by our residents or potential developers. Therefore, the Town policy is to not enact ordinances that would restrict the use of manufactured housing or any other housing option except those not allowed by the Department of Commerce in its adopted Uniform Dwelling Code, or the adopted commercial code, the International Building Code, as adopted by state statutes.

### Maintain / Rehabilitate

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since local (Town) governments in Dunn County do not have the infrastructure and resources to offer local assistance. Generally speaking, the Town is agricultural in nature. There are no run-down neighborhoods or abandoned industrial sites. Therefore, there are no traditional "redevelopment opportunities." Redevelopment in the Town will occur as agricultural land is changed from its current use to a non agricultural use.

Rock Creek is a rural Town and does not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups, and for persons with special needs. However, this does not mean that the Town cannot promote outside services to meet these needs. Locally, the Dunn County Housing Authority has programs to provide assistance to lower-income families. State and Federal programs and sources for those with special housing needs are listed in the Federal and State Housing Programs section of this element.

## Federal and State Housing Programs

While most of the following programs may not be relevant for small rural jurisdictions such as Rock Creek they are provided as a resource.

### Wisconsin Department of Administration, Division of Housing and Community Development.

[www.commerce.state.wi.us/CD/CD-org.html](http://www.commerce.state.wi.us/CD/CD-org.html)

- Housing Organization and Direct Assistance Program



## Federal Home Loan Bank of Chicago

Website: [www.fhlbc.com](http://www.fhlbc.com)

- Affordable Housing Program
  - Phone: 312-565-5745
- Community Investment Program
  - Phone: 312-565-5705

## U.S. Department of Housing and Urban Development

- Capital advances for co-op housing for elderly or persons with disabilities.
- Multi-family FHA Mortgage Insurance

## Wisconsin Housing and Economic Development Authority

Website: [www.wheda.com](http://www.wheda.com)

- Affordable Housing Tax Credit Program
  - Phone: 1-800-334-6873
- Foundation Grant
- Home Improvement Loan Program

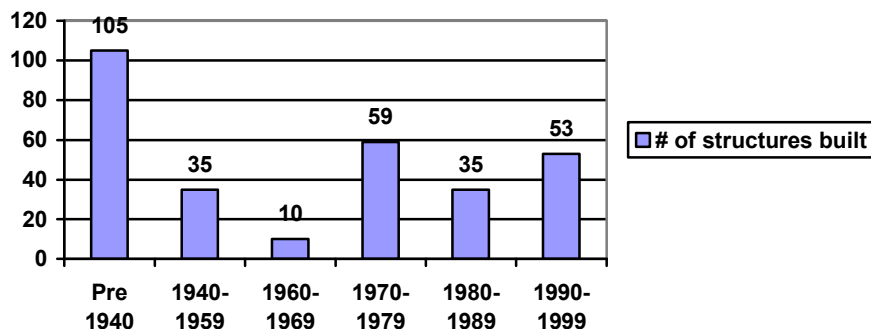
## HOUSING / HOUSEHOLD

For the purpose of this plan housing or housing unit refers to the “actual building” while household refers to the “family structure” or those living in a housing unit. Since households analyze the number of people in a structure, housing and households are not a one to one comparison.

### Historical Housing Starts Source: Dunn County Annual Report

2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	Total
5	4	10	22	19	10	9	8	10	7	104

### Year Structure Built



In addition to the US Census 2000 data listed above, Dunn County Zoning Department records from 1996 through 2005 indicate there were 114 new housing starts. In looking at the above Census data there were three growth spurts. Clearly more homes were built in the Town before 1940 (105 homes or 35.4% of the total housing). From 1970-1979, 59 homes were constructed or

19.9% of the total housing stock and the other large growth spurt occurred from 1990-1999 where 53 homes were constructed or 17.9% of the total housing stock.

Given the large number of homes built pre 1940 suggest that a number of homes in the community may be in need of remodeling or rehabilitation.

## **UNITS IN STRUCTURE**

A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted. Stores and office space are excluded. The statistics are presented for the number of housing units in structures of specified type and size, not for the number of residential buildings.

### **1-unit, detached.**

This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A 1-family house that contains a business is considered detached as long as the building has open space on all four sides. Mobile homes to which one or more permanent rooms have been added or built also are included.

### **1-unit, attached.**

This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

### **2 or more units.**

These are units in structures containing 2 or more housing units, further categorized as units in structures with 2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more units.

### **Mobile home.**

Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory. In 1990, the category was "mobile home or trailer."

### **Boat, RV, van, etc.**

This category is for any living quarters occupied as a housing unit that does not fit in the previous categories. Examples that fit in this category are houseboats, railroad cars, campers, and vans.

### **Comparability.**

Data on units in structure have been collected since 1940 and on mobile homes and trailers since 1950. In 1970 and 1980, these data were shown only for year-round housing units. A category of "other" was used in 1990, but this

category was greatly overstated. It was replaced by “Boat, RV, van, etc.” in Census 2000. A similar category, “Boat, tent, van, etc.” was used in 1980. In Census 2000, the units in structure question was asked on a sample basis. In 1990 and prior to 1980, the unit in structure question was asked on a 100-percent basis. In 1980, data on units at address were collected on a 100-percent basis and data on units in structure were collected on a sample basis. The 1980 data on “units at address” should not be used as a proxy for “units in structure” because some multiunit buildings had more than one street address.

### Units In Structure

	Town of Rock Creek		Dunn County	
	Number	%	Number	%
Total of all units	297	100.0	15,277	100
1-unit, detached	249	83.8	10,232	67.0
1-unit, attached	0	0	206	1.3
2 units	7	2.4	513	3.4
3 or 4 units	4	1.3	614	4.0
5 to 9 units	0	0	814	5.3
10 to 19 units	0	0	447	2.9
20 or more units	0	0	527	3.4
Mobile home	37	12.5	1,915	12.5
Boat, RV, van, etc	0	0	9	0.1

The Town is almost exclusively single family detached housing units, with only one other substantial housing category being mobile homes.

### Selected Monthly Owner Costs as a Percentage of Household Income

	Number	%
Less than 15.0 percent	49	41.2
15.0 to 19.9 percent	21	17.6
20.0 to 24.9 percent	9	7.6
25.0 to 29.9 percent	26	21.8
30.0 to 34.9 per	0	0
35.0 percent or more	14	11.8

### Affordable Housing

As new housing becomes necessary, Town officials must weigh its effect on other elements of the plan, such as transportation and utilities, and issues such as density, decent and affordable housing, and repair and maintenance of older housing. Affordable housing, as defined by the Department of Housing and Urban Development (HUD), is a housing unit in which essential housing costs do

not exceed 30% of the household income. For example, owner-occupied households are considered to be affordable if the principal, interest, taxes, and insurance costs do not exceed 30% of the household income. Rental housing is considered affordable if the rental and utility costs do not exceed 30% of the household income.

According to the latest census survey 88.2% of our residents occupy affordable housing units.

#### **Value of Owner Occupied Units**

	<b>Number</b>	<b>%</b>
Specified owner-occupied units	119	100.0
Less than \$50,000	17	14.3
\$50,000-\$99,999	63	52.9
\$100,000-\$149,999	34	28.6
\$150,000-\$199,999	3	2.5
\$200,000-\$299,999	2	1.7
\$300,000-\$499,999	0	0
\$500,000-\$999,999	0	0
\$1,000,000 or more	0	0
Average	\$90,700.00	

Only 119 housing units were reported in the 2000 census. Of those reporting, 52.9 were valued at \$50,000 to \$99,000. With respect to this category the Town is slightly higher than the county. The county had 47.7% of its housing valued at \$50,000 to \$99,000.

#### **Tenure**

	<b>Town of Rock Creek</b>		<b>Dunn County</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Total Housing Units	286	100.0	14,337	100.0
Owner Occupied	247	86.4	9,990	69.1
Renter Occupied	39	13.6	4,437	30.9

### Households By type

	Town of Rock Creek		Dunn County	
	Number	%	Number	%
Total number of households	286	100.0	14,337	100.0
Family households	223	78.0	9,265	64.6
With children under 18 years	101	35.3	4,496	31.4
Married couples	190	66.4	7,754	54.1
With children under 18 years	85	29.7	3,527	24.6
Female head of household	19	6.6	993	6.9
With children under 18 years	11	3.8	666	4.6
Non-family household	63	22.0	5,072	35.4
Householder living alone	56	19.6	3,500	24.4
Householder 65 years and older	24	8.4	1,286	9.0
Households with individuals under 18 years	106	37.1	4,712	32.9
Households with individuals 65 years and older	59	20.6	3,025	21.1

The above chart indicates that Rock Creek and Dunn County are largely family communities, with 78% of the Town classified as family households and about half of those are with children under the age of 18. In looking at family households in the Town 66.4% are married couples with 29.7% having children under the age of 18.

### Occupancy

	Town of Rock Creek		Dunn County	
	Number	%	Number	%
Total Housing Units	300	100.0	15,277	100.0
Occupied Housing Units	286	95.3	14,337	93.8
Vacant Housing Units	14	4.7	940	6.2
Seasonal use	0	0	285	1.9
Homeowner Vacancy Rate		3.1		1.4
Rental Vacancy Rate		9.3		5.6

A general rule is that overall vacancy rate for a community should not be more than 3%. This figure should provide adequate housing choices for consumers. The Town has a vacancy rate of 3.1% which should provide ample opportunities for consumers wishing to locate in the area.

**Household Projections and Comparison** *Source: Wisconsin Department of Administration  
Population and Household projections 2000-2030*

<b>Total Households In 2000</b>	<b>Projected Households</b>					
	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>Total</b>
286	304	320	333	350	365	1,958
Numeric Change	+8	+16	+13	+17	+15	+69
Percent Change	6	5	4	5	4	24

## Summary

In reviewing changes which have occurred in the housing sector of the Town over the last 20 years indications are, that Rock Creek has seen a steady growth rate. They also suggest this trend will continue well into the foreseeable future. Given its location and availability of infrastructure, it is not likely that the Town will grow much beyond this established growth trend. However, it is worth noting that the Town is sandwiched between Menomonie and Eau Claire and economic changes in either or both of these cities most likely will affect land values and desirability of the commuting population to consider Rock Creek as a viable housing option.

The population will generally age over the next 30 years. Senior citizens accounted for about a third of the statistical population in 2000. Senior citizens older than 65 years are projected to increase to 21% of the statistical population by the year 2030. Statewide the number of households headed by an individual age 65 and older is projected to increase by 89.8% from the year 2000 through 2030. Dunn County is in the top 10 list of fastest growing counties in the state and is projected to see its senior citizen population increase by 19.6%. The Town of Rock Creek can expect to see similar increases in the number of households headed by senior citizens and fewer persons per household.

# **Transportation**

## **Maps**

See Appendix D for maps detailing the transportation network in the town.

## **Standards, Ordinances and Policies**

The Town of Rock Creek contains 60 miles of roads. 5.7 miles fall under the jurisdiction of the State, with 8.7 under the jurisdiction of Dunn County. The remaining 43.74 miles are under the Town's jurisdiction to maintain. In addition to roads there is approximately 6 miles of the Red Cedar Trail running through the Town. The trail is owned and maintained by the Wisconsin Department of Natural Resources. Transportation issues within the Town are regulated through the following standards, ordinances and policies.

### **Construction**

In December of 1997 the Town adopted by resolution a Town Road Construction Policy. This policy deals with the requirements which must be met in order for the Town to accept the ownership and maintenance responsibilities of a non-public road. Some of the standards include a compacted base course, 6 inches deep and 24 feet in width, 2 inches of compressed asphaltic pavement 20 foot wide, and 2 foot gravel shoulders. The policy also states that Town roads that terminate as a dead end shall have a paved cul-de-sac turn-around with a minimum paved radius of 40 feet.

### **Driveway**

In 2003 the Town Board adopted by ordinance Driveway Standards. This ordinance deals with requirements to allow private driveways to enter onto a Town Road. The ordinance usually deals with the construction and location of new driveways but under certain conditions the Town may require an existing or reconstructed driveway to meet the Town's Driveway Standards. Town policy requires a Driveway Permit prior to issuance of a Building Permit.

### **Weight Restrictions**

The Town has a policy to place weight restrictions on its roads. Normally, this policy is exercised in the spring to protect the roadway as the frost is coming out of the ground. The Town Board has discretionary authority to grant overweight hauling on its roads. In granting an overweight hauling permit the Board takes into consideration many factors such as: the need to haul at this time, weather and road conditions.

### **Town Right-of-Way**

The Town has a policy to permit construction of public and private facilities within the Right-of-Way of a Town road on a case by case basis.

### **Road Inspections**

According to state law, all Town roads eligible for state aid shall be inspected and rated on a bi-annual basis. The Town uses Wisconsin Information System for Local Roads (WISLR), a method prepared by the Wisconsin Department of

Transportation (Wis DOT) in rating its roads. Information and rating standards can be obtained through the Town Board or by contacting WisDOT. The Town is also required to inspect and rate bridges and large culverts every two years.

## Local Road Improvement Plan

The Town does not keep an official long range road improvement plan, but rather assesses roads on an annual basis. This is done to meet its transportation goal of “Maintain Town roads to insure public safety.” Historically the Town Board has directed the reconstruction of one to two miles of Town road per year. The Town receives state aid to offset the cost of road maintenance and construction but these funds do not allow the Town to maintain all roads in need of repair or reconstruction. To offset this, elected officials at the Annual Meeting have been give authority from the electors to set a reconstruction budget above the amount received from the state’s General Transportation Aids.

## Road and Highway Classification

**Principle arterials:** Serve intra-urban trips and/or carry high traffic volumes (interstates and freeways). There are none in the Town.

**Minor arterials:** Serve cities, large jurisdictions and other large traffic generators. There are none in the Town.

**Minor Collectors:** Provide services to moderate sized jurisdictions and links them to nearby population centers and higher function routes. State Highway (STH) 85 runs east west through the Town and connects the Town with Eau Claire to the east and Durand to the west.

**Minor Collectors:** Collect traffic from local roads and provide links to all smaller jurisdictions, locally important traffic generators, and higher function roads. Minor collectors in the Town or on the border are County Roads H, T, and O. These roads connect either to other county roads, state roads or local roads to serve all destinations within the Town and allow access to higher function roads beyond the Town boundaries.

**Local Roads:** All roads not classified as arterial or collector are local roads.

## Highways

See Appendix D for maps identifying roads and highways in the Town.

## Transportation Inventory

### Transit

No public or private transportation system is available in the Town or in the county. The closest transit is the Greyhound Bus Service which is available in Eau Claire.

### Transportation for the Disabled

Disabled and Elderly Transportation, Inc. (DET) is a private, non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation. All requests for



volunteer drivers require 48-hour advance notice and appropriate authorization. Contact the Dunn County Office On Aging.

## **Bicycles / Walking**

The closest bike/walking trail is the Red Cedar State Trail which begins at the Menomonie Depot off STH 29, and runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. This trail accommodates walking, bicycling, and cross country skiing. In the Town there is one official trail access point with parking, at the unincorporated village of Carryville on STH 85.

## **Railroads**

No terminals exist in the Town but two rail freight lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county. There is no passenger rail service in the Town or Dunn County.

## **Air Transportation**

No airports exist within the Town, however, two light aircraft airports are nearby, in Menomonie and Boyceville. The Chippewa Valley Airport is located on the north side of Eau Claire, just off US Highway 53. The major airport in the region is the Minneapolis/St. Paul International Airport, located about 90 miles west of the Town on Interstate 94.

## **Trucking**

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Mondovi, Menomonie, and Minneapolis/St. Paul.

## **Water Transportation**

There are no water based public or private transportation services in the Town or in the county. The closest water based transportation services are located up and down the Mississippi River with Alma, Wisconsin being the closest location.

# **Transportation Plans**

## **Translinks 21**

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local jurisdictions pay for needed improvements on local routes."

## **Wisconsin State Highway Plan-2020**

The State Highway Plan-2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

## **Midwest Regional Rail System**

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

## **Wisconsin Bicycle Transportation Plan-2020**

The Wisconsin Bicycle Transportation Plan-2020 promotes bicycling between jurisdictions. The suitability of the Town for bicycle traffic may be a subject of interest.

## **State Recreational Trails Network Plan**

The Wisconsin Department of Natural Resources (DNR) offers the State Trails Network Plan, which encourages jurisdictions to develop additional trails linking to the statewide trail system. Jurisdictions can work with the DNR and the Wis DOT's Bicycle Transportation Plan-2020 to establish such trails.

## **Wisconsin State Airport System Plan-2020**

The Wisconsin State Airport System Plan-2020 seeks to preserve and improve the 100 public use airports that are part of the system.

# Utilities and Community Facilities

## Overview

This chapter of the plan contains background information, goals, objectives, policies, and programs, to guide the future maintenance and development of utilities and community facilities in Rock Creek, as required under Chapter 66.1001 of the Wisconsin Statutes.

Residents of the Town currently utilize services and facilities needed to support their rural Town. Concerns about safety, health, mobility, education, and recreation are met, for the most part, through existing local services and infrastructures. This element examines the services that allow current residents to enjoy a high quality of life making the Town attractive to potential new residents.

Since the Town is rural in nature, traditional services and infrastructures may not exist within the Town's boundary. Even though some of the following are not located within the Town they have been inventoried for reference or for future use.

## Policies

- Continue to provide basic services for Town residents, including public road maintenance, snow plowing, and emergency services.
- Consider the objectives and policies of this Plan, as well as the general welfare of all residents, to determine whether new or expanded Town services or facilities may be appropriate.
- Work with the County Zoning to ensure the proper approval process and placement of new on-site wastewater systems, and appropriate maintenance and replacement of older systems, as a means to protect ground water quality.
- Support the provision of new neighborhood parks or common open spaces within and near areas planned for significant residential development.

## Inventory of Facilities

### Water Facilities

Rock Creek does not provide municipal water service. All Town residents receive their water via private wells. The nearest municipal water systems are located in the city of Eau Claire which provides municipal water services to residents within their corporate limits. The Town does not anticipate needing public water over the 20-year planning period.

### Wastewater Facilities

The Town does not provide sanitary sewer service, nor does it intend to provide such services over the 20-year planning period. The nearest public sewer system is in the city of Eau Claire. All disposal of rural domestic and commercial wastewater in Rock Creek is handled through the use of individual

on-site wastewater disposal systems, often referred to as septic systems, which generally discharge the wastewater to underground drainage fields. Many of the Town's existing systems were installed prior to 1970, when standards for on-site systems changed.

The Wisconsin Department of Commerce (COMM) regulates the siting, design, installation, and inspection of most private on-site sewage systems in the state. In 2000, the state adopted a revised private sewage system code called COMM 83. This revised code allows conventional on-site systems and alternative systems, such as those that employ biological or chemical treatment. There are six types of on-site disposal system designs authorized for use today: conventional (underground), mound, pressure distribution, at-grade, holding tank, and sand filter systems. In some cases, alternative waste disposal systems can be used in areas where conventional systems are not feasible due to unsuitable soil conditions. In Dunn County, the Zoning Department administers the county's private sewage system ordinance. The ordinance requires owners of all septic systems to have the systems inspected and, if necessary, pumped every three years.

According to a 1999 Groundwater Protection Plan in Dane County, research and information from Wisconsin and neighboring states suggests that there is a low probability of significant groundwater pollution associated with on-site sewage disposal systems where housing densities are less than one house per two acres than where there are concentrations of twenty or more homes per acre. There is a high probability of groundwater pollution where homes are located at densities greater than one house per one acre.

## **Storm Water Management Facilities**

A storm sewer system does not exist in the Town nor does the Town plan to implement any type of system. Generally storm water is dispersed using the natural contours of the land in most sections of the Town, with drainage flowing down local creeks to the Chippewa River. Where roads and other construction have disturbed the terrain, ditches, culverts, and bridges have to be used to allow continued drainage. Culverts and bridges have been constructed following state and county specifications. Since the Town is not under the Dunn County Comprehensive Ordinances the only reviewing agency of storm water issues is the Wisconsin Department of Natural Resources (DNR). The Wisconsin DNR requires an erosion control plan and permit for all projects that disturb one or more acres of land. The landowner is required to ensure that a site-specific erosion control plan and storm water management plan are then implemented. These storm water management practices apply to new development in the Town. The Dunn County Land Conservation Division offers programs and technical assistance regarding these issues.

## **Solid Waste Disposal/Recycling**

Solid waste disposal sites, or landfills, are potential sources of groundwater pollution in Dunn County. In 1985, the County had 21 Solid waste sites (dumps) and 1 construction demolition landfill operational landfill site. With the passage of stringent federal regulations in the late 1980s, many Town landfills closed. Many of these older landfills were located in worked-out sand and gravel pits, or in low-lying wetland areas. These landfills sites pose a much greater risk to local

groundwater quality than modern landfills because of poor location and absence of liners or advanced leachate collections systems.

To protect drinking water quality, WisDNR requires a separation of 1,200 feet (a little less than ¼ mile) between open or closed landfills and new private water supply wells. Residents should check with Dunn County Zoning Division for location of closed landfills.

Rock Creek participates in the Dunn County Solid Waste and Recycling program. Dunn County operates one Transfer Station, located in the Town of Menomonie and 7 satellite collection sites throughout the county. Each site serves as a recycling facility. Recyclables are transferred from each site to the Transfer Station where they are processed and shipped to private buyers.

## **Recreation Facilities and Area Attractions**

Several outdoor recreation activities are available in the area. These include hunting, fishing, hiking, golf, cross country skiing, and snowmobiling. The Town has set recreation as a priority and as such owns and operates Offutt Park. The Town has a Park Commission which maintains R D Offutt Park as a public park.

In 1996 the Offutt Park was established on 2.8 acres of land donated by R D Offutt Company. An abandoned farm-site was cleared including a barn, silo, silo room, granary, corncrib, and machine shed/garage. Eleven semi loads of concrete were hauled away. Brushing, stump removal, and grading made space for a ball diamond. In 1997/1998 a ball diamond, backstop, fencing, bleachers, concrete basketball half-court with two baskets, swings, and two poles for a grass volleyball court were installed. In 2002 a “pavilion/shelter” was built. The pavilion/shelter has a room in one corner with swing-up windows for serving food and beverages.

Fireworks were first shown at the “mill pond” in the center of Rock Falls. The park provided an alternative site and more space for observing the fireworks. A parade was added to the 4th of July festivities around 1998. In 2001 the first kickball tournament was hosted with resulting profits and donations being used to maintain and make improvements to the park. In August 05 colorful plastic/steel playground equipment was installed to provide entertainment for the small young town residents and visitors to the park. In August 06 two sand volleyball courts were constructed. Portable water and restrooms were provided in 2007.

The Offutt Park is open to anyone visiting the park at any time during the year. The pavilion is reserved on a first come first serve basis to town residents hosting an event from May 1 to November 1. The park is used on a regular basis by the Rock Falls Rockets 4-H club for softball practice and games. Eau Claire youth soccer teams use the grass field for practice. The two major events held in the park are the July 4th festivities and the Rock Creek Volunteer Fire Department pork feed and dance. The electricity is turned off for the winter months.

The Park Commission was formed in 2004 to plan and coordinate events to promote use of the park, raise funds to maintain, and make improvements to the park. Tax dollars are not used to support the park. The Park Commission consists of seven town residents who serve for a 7-year term. Anyone interested in attending the monthly meetings are encouraged to contact a town board member for a list of the current Park Commission members and meeting night. There are many opportunities to be involved and support the park.

Another major resource in the area is the Red Cedar Trail which runs for 14.5 miles along the Red Cedar River between Menomonie and Dunnville where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire. A complete listing of county parks and recreation facilities can be found in the Dunn County Outdoor Recreation Plan.

## **Library Services**

There are four public libraries in Dunn County: Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As members of IFLS the four libraries have access to library consultants who provide information services such as reference, interlibrary loan service, and support for children's services, and services for special needs. All four libraries are governed by municipal boards that meet monthly and are appointed by their municipality. However, the closest library for Rock Creek residents is not Dunn County. The closest library is located in either Pepin County in the City of Durand or in the City of Eau Claire in Eau Claire County.

## **Police Protection**

The Dunn County Sheriff's Department provides public safety services to the Town as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

## **Fire Protection**

The Town of Rock Creek houses a volunteer fire department providing fire protection service to the Town of Rock Creek and a portion of the Towns of Peru and Albany. The cost of fire service is borne by the Town of Rock Creek through assessments and contracts with the Towns of Peru and Albany. Mutual Aid agreements are in place with the following jurisdictions: Mondovi Fire Department, Durand Rural Fire Department Incorporated, Elk Mound Area Fire Department, and the U.S. Department of Interior Fish and Wildlife Service to provide back up/additional fire protection services. The Town intends to continue these agreements. Detailed Fire Protection agreements are in Appendix C.

The Town of Rock Creek, as are all Fire Districts, has a classification rating based on a scale of one to ten with one being the best classification. As of 2000 the Town has a rating of eight. The classification rating is based on the Departments capacity to respond and act in a fire situation. Classification ratings affect fire insurance rates of homeowners. The Town is actively pursuing a lower classification rating. For information about the Town's fire classification rating contact the Rock Creek Fire Department at 715-875-4202.

## **Other Government/ Community Facilities**

The Town Hall/Garage/ Fire Hall serves as a multi-use facility. Along with, providing meeting space for Town related business it also houses the Town's fire fighting equipment as well as the Town's road maintenance equipment. Each of

these facilities meets current and forecasted space needs over the 20-year planning period.

## **Electrical and Natural Gas Transmission**

Electrical power is provided to the Town by the Dunn County Energy Cooperative and Eau Claire Energy Cooperative. Propane gas and fuel oil are supplied by local dealers from the surrounding jurisdictions.

## **Telecommunications Services**

Local and long distance telephone service are provided by a variety of carriers such as AT&T, SBC, and West Wisconsin Telecom 24/7. Cellular phone service is available from a number of companies.

## **Health Care Facilities**

Town residents have ready access to health care in Eau Claire and Menomonie. Specific facilities in Menomonie include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. Facilities in Eau Claire include Sacred Heart Hospital, Marshfield Clinic, Mittlefort Clinic, and Luther Hospital-Mayo Health System. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches.

## **Child Care Facilities**

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12. Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

## **Cemeteries**

There are 3 cemeteries in the Town; the Rock Creek Cemetery just off CTH O near the western edge of Rock Falls, St. Joseph's Catholic Cemetery near the eastern edge of Rock Falls, and Fossum cemetery on CTH O near the western edge of the town. All three cemeteries have plots available.

## **Schools**

Rock Creek is divided between three public school districts (see Appendix D). Students in the Town attend school in the Durand and Eau Claire School Districts. A small number of students attend school in the Mondovi School District.

Other regional higher education degree programs are available from the University of Wisconsin-Stout, University of Wisconsin-Eau Claire, and University of Wisconsin-River Falls, and the Chippewa Valley Technical College. All are within commuting distance. Other institutions of higher learning are offering courses via on-line and outreach programs.

## **Churches**

Currently there are 3 churches in the Town, the Rock Creek Lutheran Church, St. Joseph's Catholic Church, and the Rock Falls Baptist Church. The original St. Joseph's Church was built in 1906 and dedicated in 1907, the original structure was wood frame without a basement. In 1939 the 20'x40' wood structure was replaced with a 34'x80' basement structure at a cost of \$39,000, the current brick structure was built in 1951 with dedication in July, 1952. The Rock Creek Lutheran Church was moved to its present location from Happy Island in the 1918. The Baptist Church was originally the Rock Falls Evangelical Church, founded in 1895.

## **Contaminated Sites**

There are no known contaminated sites within the Town.

## **Future Needs**

All of the utility and community facilities have been inventoried and analyzed. None are at or near capacity but there are limited plans to expand or construct facilities within the Town.

### **Future Needs Timetable**

The following is an estimated timetable for possible changes to utilities and community facilities within the Town over the 20-year planning period. Budgetary constraints and other unforeseen circumstances may affect this timeframe.

- Water Facilities- Not Applicable (N/A). All water supplied by private wells.
- Wastewater Facilities- N/A. All homes in Town have private wastewater disposal systems.
- Stormwater Management Facilities - N/A. The Town has no ordinances and is not planning to implement any such ordinance. The Town does have a driveway ordinance which it will continue to enforce.
- Solid Waste Disposal/Recycling- N/A. All landfills in the Town are closed. The County's recycling and solid waste service meets current and forecasted needs over the planning period. Town will continue to participate in Dunn County's solid Waste and Recycling program.
- Recreation Facilities and Area Attractions- N/A. The Town has no plans for additional local parks but there are plans to upgrade Offutt park.. The Town's park along with those provided by other jurisdictions are adequate to serve the needs for the 20 year planning period.
- Library Services- N/A. The public libraries serving the Town are located in nearby jurisdictions. These libraries meet current and forecasted needs over the 20-year planning period.
- Police Protection- N/A. Dunn County administers a dispatch station in the City of Menomonie. This station meets current and forecasted needs over the 20-year planning period.



- Fire Protection- The Town's fire protection is provided locally along with intergovernmental agreements with nearby jurisdictions. The Town anticipates continuing those services. There is a need to upgrade fire equipment. The Town is looking into funding sources for a new Fire Engine. There is also an ongoing effort to improve the Town's fire classification. The Town's fire classification is dependant on several variables. For a complete listing of these variables contact the Rock Creek Fire Department at 715-875-4202.
- Other government Community Facilities- The Town Hall, Fire Hall and Town Shop and a separate building housing fire equipment and a high capacity well. This facility currently meets the needs of the Fire Department. However, it is anticipated that other facilities may be necessary in the foreseeable future. Other facilities may include bunkers for storage road maintenance and road repair materials, it may also include Town Hall renovation.
- Electrical and Natural Gas Transmission- NA. Existing providers meet the Town's demands for theses services. No new transmission corridors are known and there are no known plans to locate/construct a power plant in the Town for the 20 year planning period.
- Telecommunications Services- N/A. Current providers meet existing needs. Upgrade in technology are expected for cable television service in the 20 year planning period.
- Healthcare Facilities- N/A. Healthcare facilities serving the Town are located in nearby jurisdictions. These facilities meet local needs and there are no known plans to expand or locate healthcare of services within the Town.
- Childcare Facilities- NA. There are no known plans to construct or locate childcare facilities within the Town.
- Cemeteries- NA. There are no plans to add another cemetery in the Town.
- Schools- N/A. Public and private schools serving Town residents meet current and forecasted needs over the 20 year planning period.
- Contaminated Sites- NA. Since there are no known contaminated sites there is no need to plan for their clean up or re-use.

# **Agricultural, Natural and Cultural Resources**

## **Natural Resources**

The Town of Rock Creek's natural resources include: topography, productive soils, woodlots, groundwater, wetlands, floodplains, surface waters, non-metallic minerals, threatened and endangered species, wildlife, and wildlife habitat, which, all help to define the rural character that the residents hold so dear.

Whenever possible these resources have been mapped. Mapped resources can be found in Appendix D. Those resources which could not be mapped have been described or inventoried.

It is important to note that all maps are for reference purposes only. Actual field verification may be required on the part of the user to accurately locate mapped features.

### **Steep Slopes**

Areas with slopes greater than 20% are considered environmentally sensitive. These areas are subject to severe erosion from tillage, road construction, and home construction, unless precautions are taken. Most of these slopes are wooded but some are pastured while few, if any, are cultivated. For the purpose of this plan slopes of 20% and greater have been mapped using the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey. See Appendix D for a map of these slopes.

### **Wetlands**

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. Wetlands are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions). For the purpose of this plan, hydric soils, as identified in the 2005 version of the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey, were used to represent wetlands in the Town. See Appendix D for a map of this resource.

### **Floodplains**

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands, and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). This includes areas which are subject to occasional or frequent flooding. For the purpose of this plan, frequently flooded soils, as defined in the 2005 USDA NRCS soil survey were used to identify floodplains in the Town. Frequently flooded areas mapped in the plan may differ from Floodplain as defined by Federal emergency Management Agency (FEMA) maps and documents. See Appendix D or a map of this resource.

### **Woodlands**

For the purpose of this plan, satellite imagery was used to identify contiguous tracts of wooded lands. This plan identifies 10 acre tracts of woodland as the smallest mapped unit. Ten acre tracts were selected because, generally, this is

the minimum acreage required to enroll in the State's Managed Forest Program and it's also the smallest size of wooded lands that is commercially logged. See Appendix D for a map of this resource.

## **Hydrology**

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps. While USGS maps are not included in Appendix D, USGS maps were used in the inventory and mapping of rivers and streams. Rivers and streams depicted on this map are not necessarily deemed navigable and are for planning purposes only. Information on the navigability status of a particular stretch of a river or stream can be obtained from the Dunn County Zoning Office or through the Wisconsin Department of Natural Resources. See Appendix D for a map of this resource.

## **Wildlife and Habitat**

All land and water, whether cropland, woodland, wetlands, rivers, streams, floodplains, and even residential yards, supports wildlife. The following types of wildlife are common in the Town: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

## **Endangered Resources**

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goal is to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

### **Wisconsin's Endangered Species**

Endangered species are any species whose continued existence, as a viable component of this State's wild animals or wild plants, is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

### **Wisconsin's Threatened Species**

Threatened species are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

Threatened or endangered species are known to exist within the Town such as; the Karner Butterfly, Blue Nose Sucker, Shovelnose Sturgeon and the Paddlefish.. For additional information on these resources contact any local DNR representative.

In addition to Agriculture, Natural, and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting land and

water related issues. The Town's Comprehensive Plan will be consolidated into Dunn County's Land and Water Resource Management Plan. The County's plan will provide an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail. Information regarding threatened and endangered species is available through the Wisconsin Department of Natural Resources. A copy of this plan will be available through the Dunn County Land Conservation Department.

## **Groundwater**

Groundwater is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. Groundwater is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface.

Although no specific maps are available at the Town level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. Even though a map of groundwater does not exist it is generally agreed that our groundwater is a safe source of potable water. As development pressures increase so does the potential of groundwater contamination. To assist in protecting the groundwater of the Town and of the county as a whole, a map of groundwater recharge areas is included in Appendix D. This map is an educational tool to help educate the community of the importance of groundwater by locating groundwater recharge areas.

## **Nonmetallic Mining Deposits**

The Town of Rock Creek has sand and gravel deposits. The soils amongst glacial outwash are the most likely source for sand and gravel. Areas where the bedrock is at or near the surface are areas which are probably better suited for quarrying stone.

## **Productive Agricultural Lands**

When the NRCS established a consistent, national identification of productive farmlands it created a soils classification system to categorize soils according to their relative agricultural productivity. There are two categories of soils, national prime farmland and farmland of statewide significance. Both categories, national prime farmland and farmland of state significance, are well suited for the production of food, feed, forage, fiber, and oilseed crops and possess the soils properties to produce economically sustained high yields of crops when properly managed. Soils that fall into classes I, II, and III of the NRCS's capability unit classification system are considered prime agricultural lands.

For this plan the classification of "prime" is not being used to describe the most productive land in the Town. The "prime" designation is a state definition which if used, may not paint a complete picture of the important agricultural land in the Town. Instead this plan identifies productive agricultural land, as land best suited for food, feed, forage, fiber, and oil seed crops. It may be cultivated land, pasture, woodland but it is not existing urban and/or built up land. This is land

that produces the highest yields with minimal energy and economic resources. Farming this land also results in the least amount of environmental damage. See the Preferred Land Use Map in Appendix D.

Productive farmland was identified using Land Evaluation and Site Assessment (LESA), the NRCS's system to evaluate agricultural lands. LESA provides a detailed analysis of soils capability and can assess factors beyond soil productivity in determining the potential of land for sustainable agricultural uses.

The LESA system is a numeric rating developed by the Soil Conservation Service of the U.S. Department of Agriculture for planning, policy development and decision making. Contact the Dunn County Land Conservation Division for detailed information about the LESA program.

## **Environmentally Sensitive Areas**

Environmentally sensitive areas include mapped areas that meet one or more of the following criteria.

1. Public owned recreation, and/or conservancy lands.
2. Mapped water bodies and wetlands.
3. Mapped floodplains.
4. To support diversity of wildlife contiguous woodlands 10 acres or greater in size.
5. Slopes that are 20% or greater.

See Appendix D for these maps.

## **Parks/Open Space and Recreational Resources**

Parks and open space provide recreation opportunities, open space, and scenic amenities. They also serve to preserve unique physical features, plant communities, and wildlife habitat. Recreation opportunities are usually passive in nature but some parks and open spaces are designed to provide active recreation such as golf courses, ball diamonds, soccer fields, and campgrounds. See Utilities and Community Facilities for an inventory and description of parks and open spaces in the Town.

## **Historical/Cultural Resources**

See Background in the Issues and Opportunities Element.

## **Community Design**

The Town of Rock Creek is an unzoned Town. Development pressures are present and expected to continue. The Town is proud of its rural character and while it is not pursuing becoming zoned nor is it looking to implement unnecessary rules or regulations, it is concerned that unchecked development could degrade the reason residents choose to live in Rock Creek. To this end the Town supports development that is sensitive to its surroundings, is environmentally friendly, and in general parallels the goals of this plan.

# **Economic Development**

## **Overview**

The economy of Rock Creek is important in determining land use development. The incomes of Town residents are directly related to employment opportunities in the Town and surrounding areas. Generally speaking the Town has three economies; the rural economy which is agricultural based, the commuting community leaving the town for employment, and the economy of the unincorporated villages of Rock Creek and Caryville which are more urban in nature providing services and goods.

The Town needs new businesses to improve its economic health. Nevertheless, the size and the location of such businesses should be planned for. Growth can be and should be directed for the benefit of the entire community.

## **General Policies**

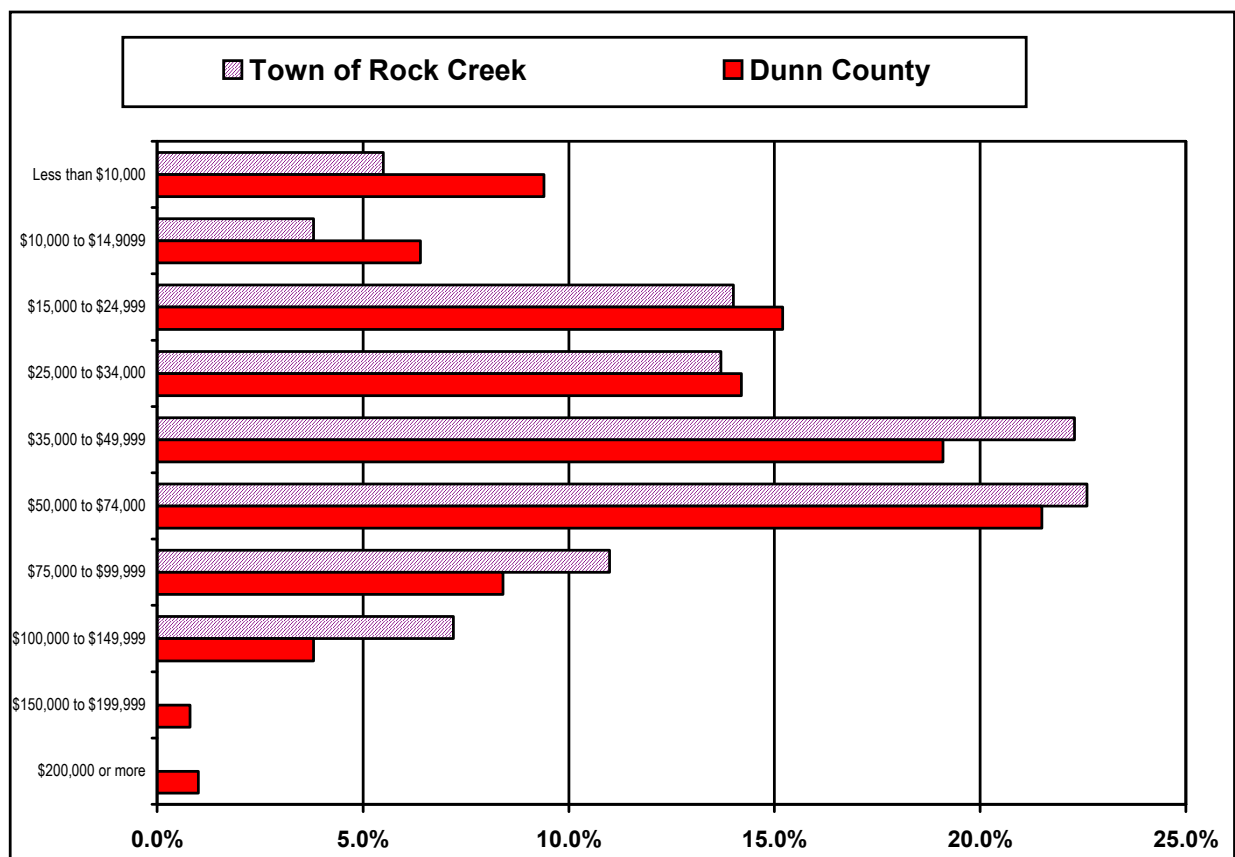
- Understand the economic base of the community and statewide trends affecting the community and region.
- Identify economic development programs at the local and state level.
- Assess the community's strengths and weaknesses relative to attracting and retaining economic growth.
- Identify desirable businesses and industries.

## **Labor and Economics**

### **Labor Force**

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same time period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Rock Creek had an unemployment rate of 2.6%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates.

## Household Income



(Due to rounding percent totals may not add up to 100)

## Occupation- Town of Rock Creek

	Number	%
Employed 16 years and over	476	100.0
Management, professional and related occupations	121	25.4
Service	47	9.9
Sales and office	94	19.7
Farming, fishing and forestry	26	5.5
Construction, extraction and maintenance	59	12.4
Production, transportation and material moving	129	27.1

	1992-2002	Percent Change
Industrial Employment (Dunn County)	3,970	33.8%
Employed	3,835	21.7%

## Employment Status

	Town of Rock Creek		Dunn County	
Subject	Number	%	Number	%
Age 16 and older	651	100	31,773	100.0
In labor force	493	75.7	22,439	70.6
Civilian labor	493	75.7	22,415	70.5
Employed	476	73.1	20,791	65.4
Unemployed	17	2.6	1,624	5.1
Armed forces	0	0	24	0.1
Not in labor force	158	24.3	9,334	29.4
Female (16 and older)	311	100.0	15,715	100.0
In labor force	225	72.3	10,578	67.3
Civilian	225	72.3	10,566	67.2
Employed	220	70.7	9,876	62.8

(Due to rounding percent totals may not add up to 100)

Employment Status shows a comparison between the county and the Town and indicates that the Town's unemployment rate is lower than the county's. The Town also had more women 16 years and older employed than did the county.

## Class of Worker

	Town of Rock Creek		Dunn County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Employed civilian population 16 years and over	476	100.0	20,791	100.0	2,734,925	100.0
<b>Occupation</b>						
Private wage and salary workers	379	79.6	15,312	73.6	2,217,490	81.1
Government workers	25	5.3	3,492	16.8	340,792	12.5
Self employed workers in own not incorporated business	65	13.7	1,862	9.0	167,248	6.1
Unpaid family workers	7	1.5	125	0.6	9,395	0.3



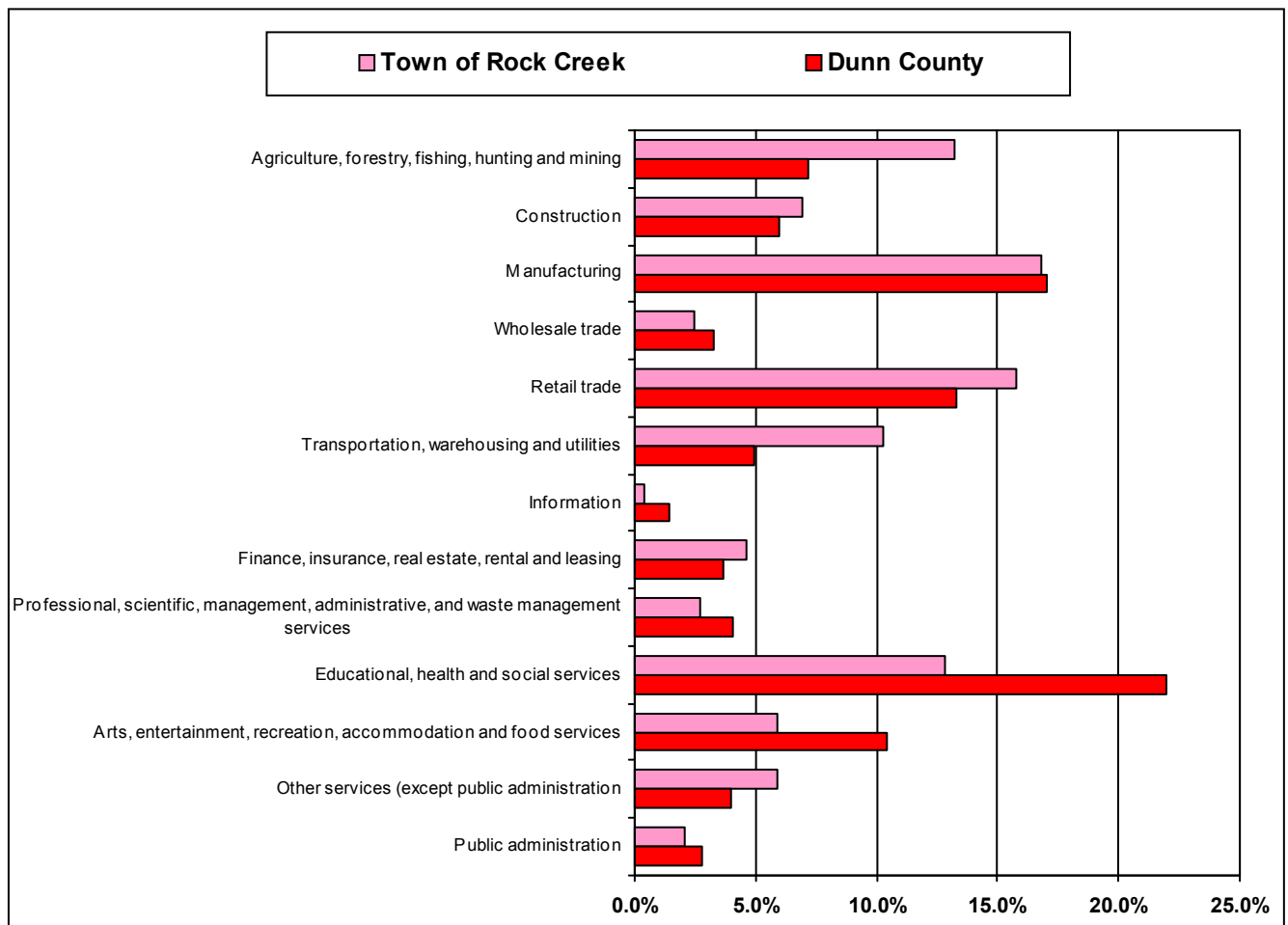
A comparison of the class of workers at the Town, County, and State level indicates that across the board “Private wage and salary workers” is the largest class of worker. However, the Town has a larger “self employed worker in own not incorporated business,” 13.7%, than the state, 6.1% and the county 9.0%.

### **Rock Creek Employment by Industry**

	<b>Number</b>	<b>%</b>
Employed 16 years and over	476	100.0
Agriculture, forestry, fishing, hunting and mining	63	13.2
Construction	33	6.9
Manufacturing	80	16.8
Wholesale trade	12	2.5
Retail trade	75	15.8
Transportation, warehousing and utilities	49	10.3
Information	2	0.4
Finance, insurance, real estate, rental and leasing	22	4.6
Professional, scientific, management, administrative, and waste management services	13	2.7
Educational, health and social services	61	12.8
Arts, entertainment, recreation, accommodation and food services	28	5.9
Other services (except public administration)	28	5.9
Public administration	10	2.1

(Due to rounding percent totals may not add up to 100)

## Comparison of Employment by Industry



Source: 2000 Census (Due to rounding percent totals may not add up to 100)

The above chart compares the Town and County. Percentage wise Education, health and social services is the largest employer in the county but fourth largest for the Town. Manufacturing is the largest employer by percentage in the Town compared to second largest in the County. Surprisingly the Town's third largest employer is Agriculture, forestry, fishing, hunting and mining. Also in this category as well as in Transportation, Warehousing and Utilities, the Town employed twice as many people employed than did the county.

## Commuting

	Number	%
<b>Workers 16 years and over</b>	<b>462</b>	<b>100.0</b>
Drove alone	333	72.1
Carpooled	56	12.1
Walked	18	3.9
Other	7	1.5
Average Travel Time 27.9 minutes		

While there is no data specific to the Town regarding commuting, trends in Dunn County suggest that 7,027 residents, over one-third of the county's workforce (35%), traveled out of the county for a job. Half the workers who left the county headed for destinations in Eau Claire and St. Croix counties and most of those workers had jobs with employers in the City of Eau Claire and the villages of Baldwin and Woodville in St. Croix County. Other neighboring counties in Wisconsin also attracted Dunn county workers, but over 1,000 residents (roughly 14 percent of the workforce) cross the river to jobs in Minnesota. Even though workers leave the county for jobs they are included in the local labor force. This is one of the primary reasons that the labor force in Dunn County is greater than the number of jobs with county employers.

Even though nearly 35 percent of the workforce leaves the county for a job, employers in Dunn County attract roughly 3,850 workers who travel from neighboring communities to work in local jobs. Most of the inbound workers travel from Eau Claire, Chippewa, Barron, and St. Croix counties. The destination for two of every three inbound commuters is the City of Menomonie. The city attracts nearly 2,580 workers from outside the county to help local employers fill job vacancies.

### **Employment Projections, Dunn County**

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

### **Largest Employers in the County**

Cardinal F. G. Co.  
County of Dunn  
Hunt-Wesson Inc.  
Menomonie Public Schools  
Minnesota Mining and Manufacturing  
Myrtle Werth Hospital Inc.  
University of Wisconsin-Stout  
Wal-Mart Associates

### **Types of Local Employers**

Agricultural supply  
Auto repair  
Auto salvage  
Banking  
Candy and Bakery  
Chiropractic  
Churches (3 denominations)  
Construction  
Convenience store/groceries  
Farming

Food distributors  
 Hardware  
 In home business  
 Sand and gravel / excavation  
 Veterinarian  
 Woodworking

## Desirable Businesses and Industries

The Town would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe, light industries and/or businesses. Appropriateness includes things such as the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the area.

## Community Strengths and Weaknesses

### Strengths

- A strong labor pool
- High quality local schools
- Proximity to UW System and Chippewa Valley Technical College
- Good, well-maintained roads
- Excellent infrastructure of telecommunications industry
- Beautiful natural environment
- No environmentally contaminated sites
- Low crime rate
- Excellent medical services
- A number of religious institutions

### Weaknesses

- No public sewer or water systems
- No economic assistance programs to promote new businesses

## Regional Industrial/Business Parks Source: Dunn County Economic Development Corporation

	Acres served by Utilities				Transportation			
	Available	Municipal Water	Municipal Sewer	Natural Gas	Hwy. Access	Community Airport	Rail Service to Community	Rail Service In Park
Boyceville	250	10	10	10	Yes	Yes	Yes	No
Colfax	14	14	14	14	Yes	No	Yes	No
Knapp	6	6	6	0	Yes	No	Yes	No
Menomonie	300	300	300	300	Yes	Yes	Yes	Yes
Stout Tech. Park	203	203	203	203	Yes	Yes	Yes	

The Town has plenty of available land suited for development, but since the Town does not have an industrial base making projections is not appropriate.

The Town does have a commercial base, which needs to be encouraged to remain. The Town would also encourage new businesses to locate in the Town and would support businesses that parallel the direction of the plan. If a proposed business is not appropriate, the Town would recommend those businesses pursue the above listed Regional Industrial/Business Parks or areas better suited to meet their needs.

## **Environmentally Contaminated Sites**

No sites have been identified as environmentally contaminated.

## **Economic Development Programs**

### **State and County Programs**

The Town has no resources to offer or provide economic development assistance but would support appropriate proposals and would encourage them to review the following State and the County programs regarding locating or expanding existing businesses.

### **Selected Economic Development Programs**

- The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).
- The Community Development Block Grant- Economic Development (CDBG-ED).
- The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEBR).
- Enterprise Development Zone (EDZ).
- Community Development Zones (CDZ).
- Rural Economic Development (RED) Early Planning Grant Program.
- Wisconsin Development Fund-Major Economic Development Program (MED).
- Transportation Facilities Economic Assistance and Development Program.
- Customized Training Grant Programs.
- Industrial Revenue Bonds.
- Technology Development Fund Program.
- Transportation Economic Assistance.
- Tax Incremental Financing.

The above is a partial list of economic assistance programs. For specific information on these or other economic development programs contact the Dunn County Economic Development Corporation.

## **Summary**

Over the next 20 years agriculture is expected to be the largest business in the Town. Agricultural related businesses will be encouraged as long as they fit within the rural and agricultural character of the area. While the Town has many

strengths, it is best suited to meet local agricultural needs. There are no public utilities (sewer and water). There is limited access to State and County highway systems. There is no rail service and the Town is not close to a major airport. Due to the small rural population the state and federal economic development programs available are difficult to compete for, therefore industrial and commercial growth is not likely to occur. The Town would encourage businesses needing traditional utilities and infrastructure to locate in or near an incorporated area better suited to meet their needs.

# **INTERGOVERNMENTAL COOPERATION**

## **General Overview**

Intergovernmental cooperation may be defined as verbal or adopted arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the town implements its Comprehensive Plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by cities, villages, and towns which may help in comprehensive plan implementation: cooperative boundary agreements and intergovernmental cooperation agreements, authorized under Chapter 66.023 and 66.30, respectively, of the Wisconsin Statutes.

The changing nature of political environments begs for improved communication and planning between and among adjacent municipalities and regional agencies. To accomplish this, a compilation of objectives, policies, maps, and programs for joint planning and decision making between towns, villages, cities, counties, school districts, and special service districts (i.e., fire/ambulance districts) should be implemented. When the intergovernmental cooperation activities become operational, the benefits to the citizens should include reduced conflicts, early identification of issues, consistency and predictability of government behavior, and the development of trusting relationships between jurisdictions and the local officials who govern them.

## **Existing Areas of Cooperation**

The Town of Rock Creek is a rural community, composed of farms, rural residences, traditional businesses, and several businesses operating out of residents' homes. Interacting agencies include the Town of Brunswick to the east, Pepin County to the south, the Town of Peru directly west and the Town of Spring Brook north and across the Chippewa River. Overarching these entities are Dunn and Eau Claire counties as well as the State of Wisconsin.

Existing cooperative agreements fall under Chapter 66.30 of the Wisconsin Statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term "municipality" in Chapter 66.30 refers to state, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Chapter 66.30 of the Wisconsin Statutes are minimal and are intended to be liberally interpreted among the agencies involved. Agreements under Chapter 66.30 of the Wisconsin Statutes are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries, and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to provide essential public services and achieve economy of scale, which reduces the cost of such public services. At the present time there are no plans for surrounding units of government to site shared facilities within the Town. There are also no plans to substantially change or expand existing services between surrounding units of government.

## **Wisconsin Department of Transportation**

The State of Wisconsin provides funding to Dunn County to maintain State Highway 85, the only state highway in the Town. The Town does not have a formal relationship or agreement with the state since it does not provide any maintenance on state highways.

## **Dunn County**

The county provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste facilities, and recreational facilities.

The Dunn County Highway Department and the Town work cooperatively regarding the PASER Program, which is a highway rating and evaluation system, the bridge petition program, and the Local Road Improvement Program (LRIP). The Town and county highway department have also worked out agreements regarding road maintenance such as paving; seal coating and crack filling.

## **Local**

See Utilities and Community Facilities, for Fire Protection contracts and mutual aid agreements.

The Town of Rock Creek will continue to explore additional intergovernmental cooperation options with neighboring units of government.

Continuing agreements exist between the Town of Rock Creek and the Towns of Albany, Brunswick and Peru for road maintenance and snow plowing. All of these agreements are "tradeoffs," requiring no money exchanges. These arrangements work well and allow for more efficient and effective road maintenance. Evaluation of these agreements occurs as needed.

Looking to the future and anticipating changes that will very likely occur, suggests that contact with surrounding municipalities is essential since changes and decisions in one jurisdiction could easily have an impact on another. Rock Creek is not an "island" but part of a community of towns, cities, and villages. Therefore, there may be a need for appropriate joint planning.

## **School Districts**

A description of the school districts can be found in the Utilities and Community Facilities Element of this plan. The Town does not have a formal relationship with the school districts, but as a policy it maintains a spirit of cooperation regarding school related issues. Currently there are no plans from the school districts to site school facilities within the Town.

A map of the school district can be found in Appendix D.

## **Conflicts**

Presently no conflicts exist regarding land use. Unwritten but enduring agreements between Rock Creek and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through continuing and improving communications, potential conflicts should be minimized or avoided.



## **Process to Resolve Conflicts**

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. By maintaining open communications it may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute.

Sometimes in addressing intergovernmental issues, the Town discovers that neighboring jurisdictions have different visions and ideas which can lead to a disagreement or dispute.

There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories.

### **Mediation**

A mediated outcome is often more favored by both sides of the disputing parties, is settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict.

### **Litigation and Arbitration**

Jurisdictions and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances. Of the techniques available to resolve conflicts, the Town will consider using mediation first to resolve a dispute.

## **Conflict Resolution Techniques**

Regardless whether the Town elects to use mediation or litigation to resolve a dispute, the following is a list and description of different techniques to be considered.

- Binding arbitration.
- Non-binding arbitration.
- Early neutral evaluation.
- A focus group.
- A mini-trial.
- A moderated settlement conference.
- A summary jury trial.

A complete description of the benefits is normally available through local legal council. Each technique should be evaluated prior to selecting a course of action.

## **Summary**

The Town of Rock Creek has no current conflicts with other units of government.

# LAND USE

## Land Use Statistical Data

The following chart is a statistical look at the various land uses within the Town. The values listed in the following chart are based on Dunn County Statement of Assessments and not on the actual number of deeds or legal parcels. Therefore, the data listed is for planning purposes only.

### Total acres in the Town is 16,928

	<i>Total Parcels</i>	<i>Improved Parcels</i>	<i>Acres</i>	<i>Average Density</i>	<i>Average Parcel Size In acres</i>
<b>CLASSIFICATIONS</b>					
Residential	388	318	1,067	1:43.63	2.75
Commercial	15	12	79	1:1,128.53	5.27
Manufacturing	1	1	20	1:16,928	20
<b>Total</b>	<b>404</b>	<b>331</b>	<b>1,166</b>		
<b>Percent of Grand Total</b>	<b>25.42</b>	<b>81.93</b>	<b>6.89%</b>		
Agricultural	490	0	11,232	1:34.55	22.92
Ag Forest	26	0	338	1:651.08	13.0
Forest	264	0	3,050	1:64.12	11.55
<b>Total</b>	<b>780</b>		<b>14,620</b>		
<b>Percent of Grand Total</b>	<b>49.18</b>		<b>86.37</b>		
Undeveloped	329	0	1,023	1:51.45	3.11
<b>Percent of Grand Total</b>	<b>20.74</b>		<b>6.04</b>		
Other	73	73	119	1:231.89	1.63
<b>Percent of Grand Total</b>	<b>4.6</b>	<b>18.07</b>	<b>0.70</b>		
<b>Grand Total</b>	<b>1,586</b>	<b>404</b>	<b>16,928</b>		

The above information includes categories to help understand the impact of selected land uses on the Town. Categories such as average density and average lot size are indicators of how much land is needed to accommodate these uses as well as its relationship to the Town as a whole.

For example average density is the number of parcels of a particular classification with respect to the Town as a whole. Average density is derived by dividing the total acres of the Town (16,928) by the total parcels of a particular

classification. With respect to the classification “Residential” this has an average density of 1:43.63. This means that on average there exists one residential parcel for every 43.63 acres of land in the Town.

Another example is the average parcel size which compares the total number of parcels of a particular classification with the actual number of acres in that same classification. Average parcel size is derived by dividing the total number acres of a particular classification by the total number of parcels of that same classification. Again looking at the “Residential” classification which has an average parcel size of 2.75 acres. This means that on average it takes 2.75 acres of land for each residential parcel.

There are parcels of land in the town which do not pay taxes. In looking at the above information some of the categories have parcels which are either tax exempt or receive a reduced tax rate based on use value. These categories include agriculture, undeveloped, public land, forest, and managed forest.

## **Existing Land Use**

The Existing Land Use map was not based on assessment data but instead was generated by combining local knowledge with demographic data related to development. This map was last revised on November of 2006 and shows the patterns of development up to that time. Land use in the Town has probably already changed since development is a constant force at work changing the landscape. However, the importance of the map isn’t its accuracy, but rather the patterns and types of development that has occurred. Rock Creek is a large Town with many farm fields, which may be of importance to large-scale agriculture. Housing development is another major land use shown on the map. Because of its proximity to the City of Menomonie and the City of Eau Claire, Rock Creek has experienced what some classify as significant residential development.

The following are definitions of existing land uses within the Town.

### **Industrial**

Parcel of land zoned industrial or its primary use is industrial in nature.

### **Commercial**

Parcel of land zoned commercial or its primary use is commercial in nature.

### **Residential**

Parcel of land 10 acres or smaller with a primary use as residential, including vacant lots.

### **Residential-Woods**

Parcel of land greater than 10 acres, and is predominantly wooded and contains a private residence.

### **Residential-Ag**

Parcel of farmland greater than 10 acres and contains a private residence.

## **Farmland**

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands, or open water and is predominantly agricultural in nature.

## **Farmland-Woods**

Parcel of farmland with a minimum of 10 wooded acres.

## **Farmstead**

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

## **Mixed**

Parcel of land greater than 10 acres which,

- is not any of the following, residential, cropland, commercial, or industrial in nature
- does contain woods, woodland programs, open water, or wetlands (or some combination).

## **Public Recreation**

Parcel of land owned by the county, state, or federal government and open to the public for recreational use.

## **Public**

Parcel of land owned by local, county, state, or federal government or by other tax-exempt organization.

## **Residential-Commercial**

Parcel of land with a dual use of commerce and residential.

## **Farmland-Irrigated**

A parcel or multiple parcels of Farmland which contains an irrigation system such as a center pivot.

# **Trends**

## **Land Demand**

Currently in the Town there are two major demands for land - agriculture and housing. Of these two, housing will have the largest impact on the demand for land. Another factor which affects land demand is the price of land.

## **Land Prices**

In general land prices for the following three uses are.

\$2,000 and up per acre for farmland

\$5,000 and up per acre for residential

\$5,000 and up per acre for commercial

## Redevelopment Opportunities

The Town is basically agricultural in nature. It is a rural environment with no incorporated areas, no blighted neighborhoods and has no abandoned commercial/industrial sites. There are no traditional redevelopment opportunities. Redevelopment in the Town will happen as farmland is converted to non-farm uses.

## Land Use Conflicts

Land use conflicts occur as different land uses are placed, or are planned to be placed next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict, they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns.

## Existing Conflicts

From discussions with elected officials and the general population no land use conflicts have been identified.

## Potential Conflicts

In looking at an unzoned Town from a land use perspective, and taking into consideration the low development pressures, it does not appear that land use conflicts are an issue.

## Projections

Housing projections represent single family units.

	<b>Census 2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>Total Increase</b>
Number of Housing Units	297	+114	+57.0	+57.0	+57.0	285
Acres needed for Housing Units		313.5	156.75	156.75	156.75	783.75
Number of Commercial/Industrial Units		0	0	0	0	0
Acres of Commercial/Industrial Units		0	0	0	0	0

Two sources of information have been used to project future land needs, the 2000 US Census data and the Dunn County Housing Starts information. The Census data was used to establish a baseline for existing housing units for the year 2000. The Dunn County Housing starts data (see page 15) tracks housing starts in the Town through sanitary permits. The county separates sanitary permits by type of use and also tracks if the system is a replacement system or a new system. The data on page 17 represents the number of new housing starts over a ten year period.

A look back at housing starts over the last 10 years indicates that the Town averaged 11.4 new housing starts per year. Combine this information with the average lot size for a housing unit of 2.75 acres suggests that the Town could expect to lose on average 31.35 acres of land to housing each year. Given that land for housing comes from predominately agricultural in nature therefore, for each housing unit created the number of acres of agricultural land is reduced by that same amount.

The Town is not projecting growth in the commercial/industrial sector. This does not mean that those types of uses will not occur. It's just that the town feels it is more likely that those types of uses will occur as in-home businesses and are already accounted for.

## **Preferred Land Use**

The Preferred Land Use Map (see Appendix D) was generated to represent a view of how the Town may approach development over the next twenty years. It was generated through analysis of trends combined with local knowledge and deals mainly with the three land uses, of residential, commercial, and agriculture.

In comparing preferred land uses to existing land uses this map simplifies areas based on the idea that the Town generally is suitable for agriculture. However, some areas because of soils or irrigation systems are of greater significance in terms of agriculture. The greatest threat to agriculture is non-agricultural uses infringing on these areas.

The Preferred Land Use map uses three residential density classifications: low, medium and high. Density was chosen to show that certain areas of the Town can support higher housing densities than other parts of the Town. This does not mean that agriculture is not important. Agriculture will continue to be encouraged town-wide, therefore, agriculture is part of each of the density classifications. With regard to agriculture, if the Town wants to protect or preserve land for future agricultural purposes then, large lot sizes (lowest density) should be promoted in areas of agricultural importance. For example the areas mapped as low density are the Town's important agricultural lands. Important agricultural land represent land that because of soil types, parcel size, proximity to other farm land and/or its potential to be irrigated are of higher agricultural value. Other agricultural lands are a valuable resource as farmland but to a lesser degree. As such the Town should promote small lot sizes for medium density and even smaller lot sizes for high density areas.

Given that the Town is unzoned and all indications are that it will remain unzoned; this idea of protecting agriculture through density may not happen for a long time, if ever. It is worth noting that the Town could set minimum lot sizes without becoming zoned through a carefully written subdivision ordinance.

Regardless of which direction the Town chooses, managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. The progress of County efforts will be shared and if a program is developed through the County, the Town could determine at that time if it wishes to participate.

## **Future Boundaries and Extensions of Public Utilities and Community Facilities**

By state statute the City of Eau Claire can exercise Extra Territorial Zoning (ETZ) to a distance of three miles beyond its corporate limits. The city's ETZ authority can affect issues such as lot sizes and land uses in local jurisdictions. Currently the city is more than three miles from the Town, but as the City grows westerly its ETZ jurisdiction gets pushed farther west. It is possible that within the next 20 years that the city of Eau Claire may impose extra territorial restrictions in the Town.

In most cases development within the City's ETZ is restricted to very low densities, 4 parcels per 40 acres. Pressure for higher density development may occur in areas outside of the City's ETZ jurisdiction which may include the Town of Rock Creek.

# **Implementation**

## **General Overview and Basic Objectives**

The Town of Rock Creek Comprehensive Plan provides for rural development and objectives recommended by the Town's Plan Commission. This section identifies the mechanisms to implement those recommendations such, as community cooperation, local ordinances, and county ordinances.

## **Inventory of Existing Ordinances and Regulations**

### **Zoning**

Currently the Town is unzoned. All indications are that the Town will remain an unzoned Town except in areas along rivers and streams governed by state mandated shoreland zoning.

### **Official Maps**

The Town has no official maps of record.

### **Sign Regulations**

The Town has no sign regulations of record.

### **Erosion / Storm Water Control Ordinances**

The Town has no erosion / storm water ordinances; however, the Wisconsin Department of Natural Resources does require compliance with Chapter NR151 of the Wisconsin statutes when applicable.

### **Historic Preservation Ordinances**

The Town has no historic preservation ordinances of record.

### **Site Plan Regulations**

The Town has no site plan regulations of record. However, under certain circumstances and conditions state regulations may apply.

### **Design Review Ordinance**

The Town has no design review ordinances of record. However, under certain circumstances and conditions state regulations may apply.

### **Building Codes**

The Town adopted the Wisconsin Uniform Dwelling Code (UDC).

### **Mechanical Codes**

The Town has no mechanical codes on record, other than required inspections as per UDC. However, under certain circumstances and conditions state regulations may apply.



## **Housing Codes**

The Town requires a building permit but has no housing codes on record, other than required inspections as per UDC.

## **Sanitary Codes**

The Town has no sanitary code on record; however, Dunn County regulates and issues sanitary permits.

## **Subdivision Ordinance**

The Town has no subdivision ordinance on record but is covered under Chapter 236 of the Wisconsin Statutes via Dunn County's subdivision ordinance.

## **Transportation Policy and Ordinances**

The Town has a Town road construction policy (resolution R1297).

The Town has a spring road ban policy, restricting traffic by weight during the spring thaw.

## **Other Ordinances**

The Town has adopted a Sexually Oriented Business ordinance to regulate these types of businesses.

The Town has a driveway ordinance and an ordinance related to the formation of the Plan Commission.

## **Implementation Process**

This plan looks twenty years into the future. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before a specific goal can be addressed. Also some goals may have a higher priority while others may need additional resources.

Beginning the implementation process requires one of the following actions by the Town Board.

- Town Board acts independently and implements the goal.
- The Town Board passes the goal to the Plan Commission for its study and recommendations.

Final action for Community Cooperation and Local Ordinances rests with the Town Board.

## **Community Cooperation**

Community cooperation should be utilized as the educational and communication tool available to assist the Town in analyzing the need for local ordinances or regulations. Through community cooperation the Town can stay informed on local and county concerns and educate its citizens about development issues. Community cooperation and/or incentive programs could lead to a local ordinance, a local ordinance change, or to new or revised

regulations. Community cooperation is also the mechanism to encourage intergovernmental cooperation.

## **Local Ordinances**

The most common implementation tool available to the Town Board is local ordinances. The Town currently has some local ordinances in place and would review them against the comprehensive plan and state statutes for inconsistencies and will make necessary ordinance revisions. For example, the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. If the Town Board were to adopt new/revised ordinances such ordinance will be compared to the Town's comprehensive plan, existing ordinances and statutes for consistency.

The Town has adopted an ordinance implementing the Uniform Dwelling Code (UDC) and contracts for building inspector services. The Town building inspector follows the State of Wisconsin UDC when inspecting housing construction and remodeling projects.

Adopting local ordinances requires compliance with Chapter 60 of the Wisconsin Statutes. When adopting local ordinances it is important to note that if the proposed ordinance to be adopted is bound by other statutory requirements (such as a subdivision ordinance must follow Chapter 236 of the Wisconsin State Statutes,) then prior to adopting the ordinance a public hearing must be held and noticed with a Class II notice. If the proposed ordinance to be adopted is bound by only Chapter 60 of the Wisconsin Statutes then the Town can follow the adoption procedures in Chapter 60.

Beyond adopting or amending an ordinance, the town could also provide incentive programs or voluntary programs. Incentive programs could provide some sort of reward for compliance beyond the minimum requirements. Examples of possible incentives could be things such as, Purchase of Development Rights. Possible voluntary programs such as Land Trusts could be drafted to promote community pride, while voluntary programs normally don't provide an incentive beyond community pride there could be some sort of recognition process for those willing to do things on a voluntary basis.

Purchase of Development Rights. Purchase of Development Rights (PDR) programs began in the 1970s when communities in the eastern United States, alarmed at the loss of the farms that supplied food and fiber locally, decided to do something to protect their remaining farmland and open space from sprawl. They instituted public finance measures that could fund the acquisition and retirement of development rights in order to preserve agricultural lands in perpetuity. Community members worked with their elected officials to establish municipal, county, state, federal, and privately sponsored PDR programs that enabled private landowners to collaborate with the public in the preservation of farms for agriculture as well as to preserve scenic beauty, wildlife habitat, watershed functions, and recreational opportunities. Through PDR programs, the public provides a cash payment to a landowner for the value of the development rights associated with a land parcel. The owner still owns the land, but is compensated for relinquishing the right to develop it as real estate. Agriculture and other uses of the land continue. For the public, PDR programs enable land conservation at a much-reduced expense, as the cost of PDR is less

than outright purchase of land, and costs associated with subsequent management of the land remain the responsibility of the landowner.

Land Trust. A land trust is an agreement whereby one party (the trustee) agrees to hold ownership of a piece of real property for the benefit of another party (the beneficiary). Land trusts are used by nonprofit organizations to hold conservation easements, by corporations and investment groups to compile large tracts of land, and by individuals to keep their real estate ownership private, avoid probate and provide several other benefits.

## **Subdivisions**

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards.

All Towns in Dunn County, zoned and unzoned, fall under Dunn County Subdivision review. Rock Creek has a driveway ordinance in place, which could affect subdivision review. Subdivision review outlines the legal requirements to be met when creating one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks or land use. Towns with village power can, within statutory limitations, write and adopt a local subdivision ordinance. Adopting a local subdivision ordinance requires local and, in some instances, state review but does not require county review. Enforcement of the local ordinance would be the responsibility of the Town. Towns are authorized under Chapter 236.45 of the Wisconsin Statutes to adopt subdivision ordinances that are at least as restrictive as Chapter 236 of the Wisconsin Statutes.

Generally there are two types of subdivision ordinances used to create lots. The one which is most common is the traditional subdivision or lot and block, where the entire lot is given over to housing and/or roads. Another way to subdivide land is through a conservation (clustering) subdivision. A conservation subdivision is a housing development in a rural setting, characterized by compact lots and common open space, and where the natural features of the land are maintained to the greatest extent possible. Housing units are grouped or clustered on only a portion of the land, (the portion which is best suited for housing). The remainder of the site is preserved as open space, farmland or as an environmentally or culturally sensitive area.

Information on subdivisions is available through the Dunn County Environmental Services Department, the UW-Extension office, and through private consultants.

## **Site Plan Review**

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the Town. When the Town adopted village powers it received the power to create a site plan review ordinance. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

## County Ordinances

Most local units of government rely on the Dunn County Comprehensive Ordinances as the tool to implement their plan. The County's comprehensive ordinances regulate sanitary permits, subdivisions, storm water, and erosion control, and zoning. Of those ordinances, zoning is usually considered to be the strongest tool to regulate the use of property.

### Zoning

Zoning is a means to place community land uses in relation to one another while providing space for each type of development. It can be used to control development density so property can be adequately served with public facilities such as street, school, recreation, and utility systems. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and can establish items such as minimum lot sizes, maximum building heights, and setback requirements.

**The Town of Rock Creek is unzoned, (it is not participating in Dunn County Comprehensive Zoning). All indications are that the Town will remain unzoned well into the near future. Even though the Town is unzoned, the Shoreland Zoning portion of the Dunn County Comprehensive Ordinance applies.**

Chapter 3.3.03 of the Wisconsin Statutes defines the jurisdiction of Shoreland Zoning. Essentially it includes: areas within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages, and areas within 300 feet of the ordinary high water mark of navigable rivers, streams, or the landward side of the floodplain, whichever distance is greater. The shorelands of unzoned Towns shall be regulated by the provisions of the Shoreland Recreational District (SR) Chapter 2.12 - 2.12.11. A copy of the Dunn County Comprehensive Ordinance is available for review or purchase through the Dunn County Environmental Services Department at 390 Red Cedar, Menomonie, Wisconsin or can be viewed and printed online at [www.dunncountywi.govoffice2.com](http://www.dunncountywi.govoffice2.com).

Since the Town is not looking to become zoned, the Town Board may use this comprehensive land use plan as a decision making tool to meet the wishes of the majority of Town residents.

It is worth noting that the county will be amending its zoning ordinance to reflect changes in development practices and is working with Towns on input regarding its upcoming revision. So in the future, if the Town were to change its position regarding zoning, it should review county ordinances against the Town's plan. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board may request the County to make ordinance revisions to be consistent with the Town plan.

Plan recommendations in this plan are long range, it is important to note that some areas of the plan may not be developed for a number of years. Consequently immediate changes to reflect the Town's comprehensive plan may not be necessary and should be made incrementally.

# Goals and Objectives

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be fully attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Town's desired destination.

An objective represents actions or steps that can be taken to achieve each of the community's goals. Objectives can be general policy statements or they can be specific rules that can be used to guide future land use decisions.

Through the use of visioning sessions, citizen opinion survey, inventory of data, and other community input, the Plan Commission developed Town goals. Goals are not necessarily specific to a particular planning element. Therefore, connection and crossover to other goals and planning elements is inevitable.

## Agriculture

Maintain the rural atmosphere and preserve farm land while, also, maintaining property owners' land use options.

- Maintain the rural atmosphere
  - Create a Code of Rural Living (his document would be developed to help citizens make an informed decision about purchasing property or a home in a rural setting,)
  - Identify and catalog Land Use Programs such as;
    - Farm Service Agency (FSA)
    - Natural Resource Conservation Service (NRCS)
    - Private programs
- Preserve productive farmland
  - Utilize Farmland Preservation Programs
    - Identify and catalog Farmland Protection Programs
- Maintain property owner land use options
  - Minimal to no additional regulation
    - Catalog existing regulations that apply in the Town
      - Always try to resolve or apply rules at local level first

## Housing

Promote single family housing along existing roadways allowing a variety of parcels sizes.

- Promote single family housing along existing roadways
  - Encourage a variety of parcel sizes
    - Develop a subdivision ordinance that defines the number of land splits along with a timeline. Close review and timeline loopholes.
      - Conservation Ordinance. A conservation subdivision is a housing development in a rural setting characterized by small compact lots, and common open space, and where the natural features of the land are maintained to the greatest extent possible.
      - Traditional Ordinance or otherwise known as Lot and Block is a housing development where there is no

common open space and each lot is designed according to minimum lot sizes with little attention paid to natural land features.

- Designate areas best suited for development on the Preferred Land Use Map

## **Business and Economic Development**

Commercial and business growth, including residential-based, which have low impacts on the rural atmosphere and Town infrastructure are welcomed.

- Encourage commercial and business growth, including residential-based, which have low impacts on the rural atmosphere and Town infrastructure.
  - Develop a Code of Rural Living
    - State that small scale, green businesses will be managed and maintained
  - Continue to enforce the Town's Sexually Oriented Business Ordinance

## **Natural Resources and Recreation**

Maintain or improve natural and recreational resources within the Town.

- Maintain or improve the Natural Resources within the Town
  - Identify areas of high ground water recharge
  - Housing densities and development should be encouraged to have minimal impact on the ground water resources.
- Maintain or improve the Recreational Resources within the Town
  - Develop educational information regarding how recreation facilities are funded in the Town.
  - Develop a Code of Rural Living
    - Address the quality and family type of recreation resources in the Town
    - Develop a recreation maintenance statement.
    - Educate community on the purpose of the Park Commission

## **Transportation**

Maintain Town roads to insure public safety.

- Review Town road Specifications (Resolution R1297)
- Develop a Code of Rural Living
  - Educate community regarding maintenance issues
    - Sealcoat
    - Snow removal
    - Reconstruction
    - Overlay pavement
    - Other seasonal activities
  - Educate community on the "Adopt a Road Program"
  - Educate the community as to the importance of emergency services
    - EMT Volunteer Fire Department staffing needs

## **Municipal Facilities, Services, and Infrastructure**

Maintain current level of excellence in municipal facilities and services.

- Develop a Code of Rural Living
  - Develop a Town contact list for the following
    - Solid Waste
    - Town Government
      - Chair
      - Treasure
      - Clerk
      - Meeting schedules
      - Posting locations
    - Town Hall reservations
    - Building and driveway permits
    - Animal control
    - Park Commission
    - Fire Department
      - Burning Permits
    - Road Maintenance
    - Inventory of Town facilities
    - Inventory of local utility providers
  - Publish emergency phone numbers
    - 911
    - Special Local Emergency Number 834-7733

## **Historical and Cultural**

Document historical and cultural sites within the Town.

- Develop a Code of Rural Living
  - Inventory and map sites and points of historical interest
    - Solicit assistance/volunteers from the residents or the University for collecting historical information on the founding of the Town for creation of a historical document.

## **Intergovernmental Cooperation**

- Maintain the current level of communication and cooperation with surrounding jurisdictions, such as, mutual aid contracts.

## **Land Use**

\* Many of the goals and objective detail previously apply to Land Use. See Housing, Agriculture and Business and economic development.

## **Implementation**

The Town comprehensive plan will be used primarily to educate and advise decision makers and landowners of land use options.

- Develop education materials regarding implementation tools
  - Community Cooperation
  - Local Ordinances
    - Subdivision – major and minor
    - Site plan review – review of building plans to help foresee potential problems like low spots where water would set.

## **Integration**

In order to meet the goals and objectives laid out in the plan, portions of other planning elements may come into play. While some goals are specific to a particular element, achieving the goal may require a much broader overview. The driving force behind this whole process has been a comprehensive analysis of the community. As the Town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan.

## **Progress Monitoring, Evaluation, and Update**

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Rock Creek will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission Chair will convene the Plan Commission as necessary but at least once a year to review the plan. The Plan Commission will remain flexible with regard to updates. However, it is not expected that updates will be necessary more often than every two years.



# **Appendix A**

## **Public Participation**

### **Rock Creek Visioning Analysis**

#### **AGRICULTURE**

The rural setting is what appeals to many residents. Efforts should be made to retain the remaining family farms. Wind breaks should be maintained. Perhaps a more diverse variety of farm types could be encouraged, such as organic farms. Though many would like to discourage large animal unit farms, others feel that the Town should not shut the door to such farms.

#### **BUSINESS & ECONOMIC DEVELOPMENT**

The many small businesses in the community are a huge asset and more of this type should be encouraged, including home based businesses. Some examples of such that are needed and desired are cafe/coffee shop, farmers market, recreation related businesses, small assembly or manufacturing facilities, and other low impact industries. A small designated business/industrial area may be created to help encourage these. Those businesses that are health hazards or eyesores should be discouraged.

#### **TRANSPORTATION**

State Highway 85, the main thoroughfare through Rock Creek, has potential for more traffic increase and is a concern. Is a bypass practical? Some form of public transportation (mass) system would be desirable. The existing Town road system is adequate, but should be upgraded to accept increased traffic. The existing bike trail should be maintained and, possibly extended into Rock Falls.

#### **HOUSING**

Housing in Rock Creek is predominately single-family. The freedom to build individually designed and styled homes has been an asset in the past. Future development should strive to maintain the rural atmosphere. Mobile home parks, not mobile homes, should be discouraged. A variety of parcel sizes, not necessarily limiting density, is desirable, but cluster/conservation subdivisions could be encouraged. Some form of subsidized elderly housing/assisted living would be an asset.

#### **HISTORICAL / CULTURAL RESOURCES**

Historical and cultural sites, which would be desirable to maintain, include the local churches, the mill pond and dam, and the Rock Falls school. Cultural activities include the Fourth of July celebration and the Volunteer Fireman's Dance and Pork Dinner.

#### **NATURAL RESOURCES**

Residents wish to maintain or improve the natural resources within the Town. Perhaps less productive agriculture lands could be restored to natural sites. A

park at mill pond site and additional access to the Chippewa River would be desirable.

#### MUNICIPAL FACILITIES, SERVICES, INFRASTRUCTURE

The Town hall is a good facility but could be improved with air conditioning. The emergency services, including the fire department, are commended. Utility services, especially electrical, could be improved. Water and sewer services and other improvements are desired at Offutt park.

#### INTERGOVERNMENTAL CO-OPERATION

Three school districts serve the Town of Rock Creek. The Rock Creek fire department serves part of an adjoining Town and participates in mutual aid with several adjacent fire departments. Town highway crew cooperates with and uses services of Dunn County Highway Department. It may be feasible to share some Town services with the Town of Peru, because of the proximity.

#### COMMENTS

Smallness, friendliness, quality of life, low crime, natural beauty, open undeveloped land, low level of regulation, affordability, good schools, Chippewa River, quiet roads, and good and friendly people are what residents like about Rock Creek.

Taxes are very high.

A barrier may be needed to prevent encroachment from the City of Eau Claire. Keep regulations to minimum and enforce them.

# **Rock Creek Survey**

## **Rock Creek Survey Analysis**

### **AGRICULTURE**

A majority (71%) of respondents feel that existing farms should be conserved and a majority (88%) feel that owners have a right to sell farmland for purposes other than farming. Also, a majority (63%) feel that the number of animal units on a farm should not be limited. A majority (75%) of respondents feel that there is no conflict between farm and nonfarm residents.

### **HOUSING**

46% of respondents feel that 1 acre should be the minimum size parcel allowed for building in the town. 17% feel 3 acre should be the minimum, 27% 5 acres, 7% 10 acres and 3% more than 10 acres.

### **BUSINESS & ECONOMIC DEVELOPMENT**

A slim majority of respondents (52% to 48%) indicated that business/commercial developments should not be required to be in a designated district. Majorities of 67% and 64%, respectively, feel that gravel pits and licensed salvage yards should be allowed to operate in the town. Dual use of a parcel (residential & commercial) should be allowed, says a majority (85%). A majority (73%) majority opposes the creation of a commercial district within the town.

### **NATURAL RESOURCES AND RECREATION**

A majority (7%) of respondents favor the town taking an active role in protecting wildlife, its habitat, woodlands and environmentally sensitive areas. A majority (70%) of respondents feel that there is not a problem with contaminated groundwater and a slight majority (61) feel there is not problem with surface water pollution. A slight majority (63%) feel that there are an adequate number of recreation areas within the town and a slight majority (68%) do not wish to have taxes increased to improve them. Majorities feel that improvements at the town park are called for (55% favor water & sewer, 64% favor playground equipment). The respondents split on mill pond and dam situation. 24% are for doing nothing, 52% are for removal of the dam and restoration of the creek, 24% are for dam repair and dredging.

### **TRANSPORTATION**

A very large majority of survey respondents (95%) feels that state, county, and town roads are adequate within the town. 81% do not favor additional taxes for road improvement.

### **MUNICIPAL FACILITIES, SERVICES, INFRASTRUCTURE**

Large majorities of respondents are satisfied with emergency services and solid waste management in the town (Fire Protection 94%, Ambulance 88%, Police

81%, Solid Waste 89%). 92% of respondents feel that crime is not a problem in Rock Creek.

#### GENERAL INFORMATION AND DEMOGRAPHICS

A (71%) majority is satisfied with the current status of land use and growth within the town. A majority (58%) of respondents disagree that development regulations should be more restrictive, but a majority (79%) feel that those regulations that do exist should strive to maintain the rural agricultural character of the town. A strong majority (96%) of respondents like it here. A 30% of responses indicate an educational role of town officials in land use decisions is appropriate, 39% of responses indicate an advisory role, 20% of responses indicate a regulatory role, and 12% of responses indicate no role for town officials is appropriate.

# Appendix B

## Demographics

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Rock Creek town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population.....	793	100.0	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			Total population.....	793	100.0
Male.....	400	50.4	Hispanic or Latino (of any race).....	3	0.4
Female.....	393	49.6	Mexican.....	-	-
Under 5 years.....	55	6.9	Puerto Rican.....	-	-
5 to 9 years.....	53	6.7	Cuban.....	3	0.4
10 to 14 years.....	51	6.4	Other Hispanic or Latino.....	-	-
15 to 19 years.....	79	10.0	Not Hispanic or Latino.....	790	99.6
20 to 24 years.....	34	4.3	White alone.....	769	97.0
25 to 34 years.....	125	15.8	<b>RELATIONSHIP</b>		
35 to 44 years.....	117	14.8	Total population.....	793	100.0
45 to 54 years.....	141	17.8	In households.....	793	100.0
55 to 59 years.....	40	5.0	Householder.....	286	36.1
60 to 64 years.....	21	2.6	Spouse.....	190	24.0
65 to 74 years.....	47	5.9	Child.....	267	33.7
75 to 84 years.....	24	3.0	Own child under 18 years.....	199	25.1
85 years and over.....	6	0.8	Other relatives.....	23	2.9
Median age (years).....	34.9	(X)	Under 18 years.....	7	0.9
18 years and over.....	582	73.4	Nonrelatives.....	27	3.4
Male.....	302	38.1	Unmarried partner.....	11	1.4
Female.....	280	35.3	In group quarters.....	-	-
21 years and over.....	550	69.4	Institutionalized population.....	-	-
62 years and over.....	90	11.3	Noninstitutionalized population.....	-	-
65 years and over.....	77	9.7	<b>HOUSEHOLD BY TYPE</b>		
Male.....	36	4.5	Total households.....	286	100.0
Female.....	41	5.2	Family households (families).....	223	78.0
<b>RACE</b>			With own children under 18 years.....	101	35.3
One race.....	786	99.1	Married-couple family.....	190	66.4
White.....	769	97.0	With own children under 18 years.....	85	29.7
Black or African American.....	1	0.1	Female householder, no husband present.....	19	6.6
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	11	3.8
Asian.....	13	1.6	Nonfamily households.....	63	22.0
Asian Indian.....	-	-	Householder living alone.....	56	19.6
Chinese.....	1	0.1	Householder 65 years and over.....	24	8.4
Filipino.....	-	-	Households with individuals under 18 years.....	106	37.1
Japanese.....	-	-	Households with individuals 65 years and over.....	59	20.6
Korean.....	1	0.1	Average household size.....	2.77	(X)
Vietnamese.....	-	-	Average family size.....	3.15	(X)
Other Asian <sup>1</sup> .....	11	1.4	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units.....	300	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	286	95.3
Guamanian or Chamorro.....	-	-	Vacant housing units.....	14	4.7
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander <sup>2</sup> .....	-	-	occasional use.....	-	-
Some other race.....	3	0.4	Homeowner vacancy rate (percent).....	3.1	(X)
Two or more races.....	7	0.9	Rental vacancy rate (percent).....	9.3	(X)
<i>Race alone or in combination with one</i>			<b>HOUSING TENURE</b>		
<i>or more other races:</i> <sup>3</sup>			Occupied housing units.....	286	100.0
White.....	776	97.9	Owner-occupied housing units.....	247	86.4
Black or African American.....	1	0.1	Renter-occupied housing units.....	39	13.6
American Indian and Alaska Native.....	4	0.5	Average household size of owner-occupied units.....	2.83	(X)
Asian.....	15	1.9	Average household size of renter-occupied units.....	2.41	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	4	0.5			

- Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Rock Creek town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school.....	231	100.0	Total population.....	841	100.0
Nursery school, preschool.....	14	6.1	Native.....	830	98.7
Kindergarten.....	10	4.3	Born in United States.....	823	97.9
Elementary school (grades 1-8).....	98	42.4	State of residence.....	664	79.0
High school (grades 9-12).....	83	35.9	Different state.....	159	18.9
College or graduate school.....	26	11.3	Born outside United States.....	7	0.8
			Foreign born.....	11	1.3
			Entered 1990 to March 2000.....	-	-
<b>EDUCATIONAL ATTAINMENT</b>			Naturalized citizen.....	7	0.8
Population 25 years and over.....	537	100.0	Not a citizen.....	4	0.5
Less than 9th grade.....	43	8.0			
9th to 12th grade, no diploma.....	38	7.1	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
High school graduate (includes equivalency).....	221	41.2	Total (excluding born at sea).....	11	100.0
Some college, no degree.....	119	22.2	Europe.....	-	-
Associate degree.....	70	13.0	Asia.....	2	18.2
Bachelor's degree.....	33	6.1	Africa.....	-	-
Graduate or professional degree.....	13	2.4	Oceania.....	-	-
Percent high school graduate or higher.....	84.9	(X)	Latin America.....	2	18.2
Percent bachelor's degree or higher.....	8.6	(X)	Northern America.....	7	63.6
<b>MARITAL STATUS</b>			<b>LANGUAGE SPOKEN AT HOME</b>		
Population 15 years and over.....	667	100.0	Population 5 years and over.....	789	100.0
Never married.....	198	29.7	English only.....	746	94.6
Now married, except separated.....	409	61.3	Language other than English.....	43	5.4
Separated.....	6	0.9	Speak English less than "very well".....	19	2.4
Widowed.....	28	4.2	Spanish.....	7	0.9
Female.....	20	3.0	Speak English less than "very well".....	-	-
Divorced.....	26	3.9	Other Indo-European languages.....	31	3.9
Female.....	13	1.9	Speak English less than "very well".....	17	2.2
			Asian and Pacific Island languages.....	5	0.6
			Speak English less than "very well".....	2	0.3
<b>GRANDPARENTS AS CAREGIVERS</b>			<b>ANCESTRY (single or multiple)</b>		
Grandparent living in household with one or more own grandchildren under 18 years.....	23	100.0	Total population.....	841	100.0
Grandparent responsible for grandchildren.....	11	47.8	Total ancestries reported.....	1,106	131.5
			Arab.....	-	-
<b>VETERAN STATUS</b>			Czech <sup>1</sup> .....	6	0.7
Civilian population 18 years and over ..	608	100.0	Danish.....	6	0.7
Civilian veterans.....	83	13.7	Dutch.....	32	3.8
			English.....	64	7.6
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			French (except Basque) <sup>1</sup> .....	49	5.8
Population 5 to 20 years.....	218	100.0	French Canadian <sup>1</sup> .....	9	1.1
With a disability.....	8	3.7	German.....	353	42.0
Population 21 to 64 years.....	507	100.0	Greek.....	-	-
With a disability.....	71	14.0	Hungarian.....	-	-
Percent employed.....	54.9	(X)	Irish <sup>1</sup> .....	65	7.7
No disability.....	436	86.0	Italian.....	5	0.6
Percent employed.....	84.4	(X)	Lithuanian.....	-	-
Population 65 years and over.....	64	100.0	Norwegian.....	204	24.3
With a disability.....	20	31.3	Polish.....	23	2.7
			Portuguese.....	-	-
<b>RESIDENCE IN 1995</b>			Russian.....	-	-
Population 5 years and over.....	789	100.0	Scotch-Irish.....	8	1.0
Same house in 1995.....	553	70.1	Scottish.....	26	3.1
Different house in the U.S. in 1995.....	233	29.5	Slovak.....	-	-
Same county.....	7	0.9	Subsaharan African.....	2	0.2
Different county.....	226	28.6	Swedish.....	40	4.8
Same state.....	173	21.9	Swiss.....	10	1.2
Different state.....	53	6.7	Ukrainian.....	-	-
Elsewhere in 1995.....	3	0.4	United States or American.....	63	7.5
			Welsh.....	6	0.7
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	135	16.1

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Rock Creek town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over .....	651	100.0	Households .....	292	100.0
In labor force .....	493	75.7	Less than \$10,000 .....	16	5.5
Civilian labor force .....	493	75.7	\$10,000 to \$14,999 .....	11	3.8
Employed .....	476	73.1	\$15,000 to \$24,999 .....	41	14.0
Unemployed .....	17	2.6	\$25,000 to \$34,999 .....	40	13.7
Percent of civilian labor force .....	3.4	(X)	\$35,000 to \$49,999 .....	65	22.3
Armed Forces .....	-	-	\$50,000 to \$74,999 .....	66	22.6
Not in labor force .....	158	24.3	\$75,000 to \$99,999 .....	32	11.0
Females 16 years and over .....	311	100.0	\$100,000 to \$149,999 .....	21	7.2
In labor force .....	225	72.3	\$150,000 to \$199,999 .....	-	-
Civilian labor force .....	225	72.3	\$200,000 or more .....	-	-
Employed .....	220	70.7	Median household income (dollars) .....	43,906	(X)
Own children under 6 years .....	67	100.0	With earnings .....	263	90.1
All parents in family in labor force .....	49	73.1	Mean earnings (dollars) <sup>1</sup> .....	47,749	(X)
<b>COMMUTING TO WORK</b>			With Social Security income .....	63	21.6
Workers 16 years and over .....	462	100.0	Mean Social Security income (dollars) <sup>1</sup> .....	9,490	(X)
Car, truck, or van -- drove alone .....	333	72.1	With Supplemental Security Income .....	8	2.7
Car, truck, or van -- carpooled .....	56	12.1	Mean Supplemental Security Income (dollars) <sup>1</sup> .....	8,513	(X)
Public transportation (including taxicab) .....	-	-	With public assistance income .....	1	0.3
Walked .....	18	3.9	Mean public assistance income (dollars) <sup>1</sup> .....	300	(X)
Other means .....	7	1.5	With retirement income .....	21	7.2
Worked at home .....	48	10.4	Mean retirement income (dollars) <sup>1</sup> .....	10,429	(X)
Mean travel time to work (minutes) <sup>1</sup> .....	27.9	(X)	Families .....	235	100.0
Employed civilian population			Less than \$10,000 .....	9	3.8
16 years and over .....	476	100.0	\$10,000 to \$14,999 .....	4	1.7
<b>OCCUPATION</b>			\$15,000 to \$24,999 .....	25	10.6
Management, professional, and related occupations .....	121	25.4	\$25,000 to \$34,999 .....	40	17.0
Service occupations .....	47	9.9	\$35,000 to \$49,999 .....	52	22.1
Sales and office occupations .....	94	19.7	\$50,000 to \$74,999 .....	57	24.3
Farming, fishing, and forestry occupations .....	26	5.5	\$75,000 to \$99,999 .....	27	11.5
Construction, extraction, and maintenance occupations .....	59	12.4	\$100,000 to \$149,999 .....	21	8.9
Production, transportation, and material moving occupations .....	129	27.1	\$150,000 to \$199,999 .....	-	-
<b>INDUSTRY</b>			\$200,000 or more .....	-	-
Agriculture, forestry, fishing and hunting, and mining .....	63	13.2	Median family income (dollars) .....	46,354	(X)
Construction .....	33	6.9	Per capita income (dollars) <sup>1</sup> .....	16,735	(X)
Manufacturing .....	80	16.8	<b>Median earnings (dollars):</b>		
Wholesale trade .....	12	2.5	Male full-time, year-round workers .....	30,536	(X)
Retail trade .....	75	15.8	Female full-time, year-round workers .....	20,815	(X)
Transportation and warehousing, and utilities .....	49	10.3	<b>POVERTY STATUS IN 1999</b>		
Information .....	2	0.4	Families .....	13	5.5
Finance, insurance, real estate, and rental and leasing .....	22	4.6	With related children under 18 years .....	9	7.5
Professional, scientific, management, administrative, and waste management services .....	13	2.7	With related children under 5 years .....	5	10.6
Educational, health and social services .....	61	12.8	Families with female householder, no husband present .....	5	35.7
Arts, entertainment, recreation, accommodation and food services .....	28	5.9	With related children under 18 years .....	5	41.7
Other services (except public administration) .....	28	5.9	With related children under 5 years .....	2	100.0
Public administration .....	10	2.1	Individuals .....	65	7.7
<b>CLASS OF WORKER</b>			18 years and over .....	34	5.6
Private wage and salary workers .....	379	79.6	65 years and over .....	4	6.3
Government workers .....	25	5.3	Related children under 18 years .....	29	12.6
Self-employed workers in own not incorporated business .....	65	13.7	Related children 5 to 17 years .....	24	13.4
Unpaid family workers .....	7	1.5	Unrelated individuals 15 years and over .....	13	15.5

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Rock Creek town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over .....	651	100.0	Households .....	292	100.0
In labor force .....	493	75.7	Less than \$10,000 .....	16	5.5
Civilian labor force .....	493	75.7	\$10,000 to \$14,999 .....	11	3.8
Employed .....	476	73.1	\$15,000 to \$24,999 .....	41	14.0
Unemployed .....	17	2.6	\$25,000 to \$34,999 .....	40	13.7
Percent of civilian labor force .....	3.4	(X)	\$35,000 to \$49,999 .....	65	22.3
Armed Forces .....	-	-	\$50,000 to \$74,999 .....	66	22.6
Not in labor force .....	158	24.3	\$75,000 to \$99,999 .....	32	11.0
Females 16 years and over .....	311	100.0	\$100,000 to \$149,999 .....	21	7.2
In labor force .....	225	72.3	\$150,000 to \$199,999 .....	-	-
Civilian labor force .....	225	72.3	\$200,000 or more .....	-	-
Employed .....	220	70.7	Median household income (dollars) .....	43,906	(X)
Own children under 6 years .....	67	100.0	With earnings .....	263	90.1
All parents in family in labor force .....	49	73.1	Mean earnings (dollars) <sup>1</sup> .....	47,749	(X)
<b>COMMUTING TO WORK</b>			With Social Security income .....	63	21.6
Workers 16 years and over .....	462	100.0	Mean Social Security income (dollars) <sup>1</sup> .....	9,490	(X)
Car, truck, or van -- drove alone .....	333	72.1	With Supplemental Security Income .....	8	2.7
Car, truck, or van -- carpooled .....	56	12.1	Mean Supplemental Security Income .....	-	-
Public transportation (including taxicab) .....	-	-	(dollars) <sup>1</sup> .....	8,513	(X)
Walked .....	18	3.9	With public assistance income .....	1	0.3
Other means .....	7	1.5	Mean public assistance income (dollars) <sup>1</sup> .....	300	(X)
Worked at home .....	48	10.4	With retirement income .....	21	7.2
Mean travel time to work (minutes) <sup>1</sup> .....	27.9	(X)	Mean retirement income (dollars) <sup>1</sup> .....	10,429	(X)
Employed civilian population			Families .....	235	100.0
16 years and over .....	476	100.0	Less than \$10,000 .....	9	3.8
<b>OCCUPATION</b>			\$10,000 to \$14,999 .....	4	1.7
Management, professional, and related occupations .....	121	25.4	\$15,000 to \$24,999 .....	25	10.6
Service occupations .....	47	9.9	\$25,000 to \$34,999 .....	40	17.0
Sales and office occupations .....	94	19.7	\$35,000 to \$49,999 .....	52	22.1
Farming, fishing, and forestry occupations .....	26	5.5	\$50,000 to \$74,999 .....	57	24.3
Construction, extraction, and maintenance occupations .....	59	12.4	\$75,000 to \$99,999 .....	27	11.5
Production, transportation, and material moving occupations .....	129	27.1	\$100,000 to \$149,999 .....	21	8.9
<b>INDUSTRY</b>			\$150,000 to \$199,999 .....	-	-
Agriculture, forestry, fishing and hunting, and mining .....	63	13.2	\$200,000 or more .....	-	-
Construction .....	33	6.9	Median family income (dollars) .....	46,354	(X)
Manufacturing .....	80	16.8	Per capita income (dollars) <sup>1</sup> .....	16,735	(X)
Wholesale trade .....	12	2.5	Median earnings (dollars):		
Retail trade .....	75	15.8	Male full-time, year-round workers .....	30,536	(X)
Transportation and warehousing, and utilities .....	49	10.3	Female full-time, year-round workers .....	20,815	(X)
Information .....	2	0.4			
Finance, insurance, real estate, and rental and leasing .....	22	4.6			
Professional, scientific, management, administrative, and waste management services .....	13	2.7	<b>POVERTY STATUS IN 1999</b>		
Educational, health and social services .....	61	12.8	Families .....	13	5.5
Arts, entertainment, recreation, accommodation and food services .....	28	5.9	With related children under 18 years .....	9	7.5
Other services (except public administration) .....	28	5.9	With related children under 5 years .....	5	10.6
Public administration .....	10	2.1			
<b>CLASS OF WORKER</b>			Families with female householder, no husband present .....	5	35.7
Private wage and salary workers .....	379	79.6	With related children under 18 years .....	5	41.7
Government workers .....	25	5.3	With related children under 5 years .....	2	100.0
Self-employed workers in own not incorporated business .....	65	13.7	Individuals .....	65	7.7
Unpaid family workers .....	7	1.5	18 years and over .....	34	5.6
			65 years and over .....	4	6.3
			Related children under 18 years .....	29	12.6
			Related children 5 to 17 years .....	24	13.4
			Unrelated individuals 15 years and over .....	13	15.5

-Represents zero or rounds to zero. (X) Not applicable.

<sup>1</sup>If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Rock Creek town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units.....</b>	<b>297</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			Occupied housing units .....	287	100.0
1-unit, detached .....	249	83.8	1.00 or less .....	281	97.9
1-unit, attached .....	-	-	1.01 to 1.50 .....	4	1.4
2 units .....	7	2.4	1.51 or more .....	2	0.7
3 or 4 units .....	4	1.3	<b>Specified owner-occupied units .....</b>	<b>119</b>	<b>100.0</b>
5 to 9 units .....	-	-	<b>VALUE</b>		
10 to 19 units .....	-	-	Less than \$50,000 .....	17	14.3
20 or more units .....	-	-	\$50,000 to \$99,999 .....	63	52.9
Mobile home .....	37	12.5	\$100,000 to \$149,999 .....	34	28.6
Boat, RV, van, etc .....	-	-	\$150,000 to \$199,999 .....	3	2.5
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 .....	2	1.7
1999 to March 2000 .....	5	1.7	\$300,000 to \$499,999 .....	-	-
1995 to 1998 .....	35	11.8	\$500,000 to \$999,999 .....	-	-
1990 to 1994 .....	13	4.4	\$1,000,000 or more .....	-	-
1980 to 1989 .....	35	11.8	Median (dollars) .....	90,700	(X)
1970 to 1979 .....	59	19.9	<b>MORTGAGE STATUS AND SELECTED</b>		
1960 to 1969 .....	10	3.4	<b>MONTHLY OWNER COSTS</b>		
1940 to 1959 .....	35	11.8	With a mortgage .....	76	63.9
1939 or earlier .....	105	35.4	Less than \$300 .....	2	1.7
<b>ROOMS</b>			\$300 to \$499 .....	4	3.4
1 room .....	-	-	\$500 to \$699 .....	20	16.8
2 rooms .....	2	0.7	\$700 to \$999 .....	23	19.3
3 rooms .....	7	2.4	\$1,000 to \$1,499 .....	26	21.8
4 rooms .....	29	9.8	\$1,500 to \$1,999 .....	1	0.8
5 rooms .....	75	25.3	\$2,000 or more .....	-	-
6 rooms .....	78	26.3	Median (dollars) .....	792	(X)
7 rooms .....	54	18.2	Not mortgaged .....	43	36.1
8 rooms .....	28	9.4	Median (dollars) .....	303	(X)
9 or more rooms .....	24	8.1	<b>SELECTED MONTHLY OWNER COSTS</b>		
Median (rooms) .....	6.0	(X)	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>Occupied housing units .....</b>	<b>287</b>	<b>100.0</b>	<b>INCOME IN 1999</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			Less than 15.0 percent .....	49	41.2
1999 to March 2000 .....	30	10.5	15.0 to 19.9 percent .....	21	17.6
1995 to 1998 .....	82	28.6	20.0 to 24.9 percent .....	9	7.6
1990 to 1994 .....	41	14.3	25.0 to 29.9 percent .....	26	21.8
1980 to 1989 .....	51	17.8	30.0 to 34.9 percent .....	-	-
1970 to 1979 .....	48	16.7	35.0 percent or more .....	14	11.8
1969 or earlier .....	35	12.2	Not computed .....	-	-
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units .....</b>	<b>31</b>	<b>100.0</b>
None .....	9	3.1	<b>GROSS RENT</b>		
1 .....	55	19.2	Less than \$200 .....	-	-
2 .....	115	40.1	\$200 to \$299 .....	4	12.9
3 or more .....	108	37.6	\$300 to \$499 .....	6	19.4
<b>HOUSE HEATING FUEL</b>			\$500 to \$749 .....	5	16.1
Utility gas .....	2	0.7	\$750 to \$999 .....	8	25.8
Bottled, tank, or LP gas .....	179	62.4	\$1,000 to \$1,499 .....	2	6.5
Electricity .....	15	5.2	\$1,500 or more .....	-	-
Fuel oil, kerosene, etc .....	55	19.2	No cash rent .....	6	19.4
Coal or coke .....	-	-	Median (dollars) .....	542	(X)
Wood .....	34	11.8	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy .....	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel .....	-	-	Less than 15.0 percent .....	5	16.1
No fuel used .....	2	0.7	15.0 to 19.9 percent .....	7	22.6
<b>SELECTED CHARACTERISTICS</b>			20.0 to 24.9 percent .....	6	19.4
Lacking complete plumbing facilities .....	1	0.3	25.0 to 29.9 percent .....	3	9.7
Lacking complete kitchen facilities .....	3	1.0	30.0 to 34.9 percent .....	-	-
No telephone service .....	7	2.4	35.0 percent or more .....	4	12.9
			Not computed .....	6	19.4

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

## Final Population Projections for Wisconsin Municipalities: 2000 - 2025

(The 2000 Census counts include the latest corrections - November 25, 2003 and may not equal those in the county age by sex projections)

Municipality		1980	1990	2000	2005	2010	2015	2020	2025
T COLFAX		660	691	909	993	1,066	1,130	1,206	1,286
T DUNN	1,294	1,315	1,492	1,579	1,648	1,705	1,780	1,862	
T EAU GALLE		944	854	797	788	770	747	734	722
T ELK MOUND		66	749	1,121	1,254	1,374	1,481	1,605	1,733
T GRANT		443	412	426	436	442	445	452	461
T HAY RIVER		433	510	546	585	618	646	681	718
T LUCAS		699	644	658	678	690	698	714	731
T MENOMONIE	2,453	2,732	3,174	3,399	3,587	3,746	3,946	4,159	
T NEW HAVEN		707	658	656	671	678	680	691	703
T OTTER CREEK	337	339	474	529	578	622	673	725	
T PERU	194	203	247	262	274	283	296	310	
T RED CEDAR		1,278	1,417	1,673	1,845	1,999	2,136	2,296	2,463
<b>T ROCK CREEK</b>		<b>668</b>	<b>696</b>	<b>793</b>	<b>831</b>	<b>860</b>	<b>882</b>	<b>914</b>	<b>950</b>
T SAND CREEK	575	568	586	609	625	637	656	677	
T SHERIDAN		476	468	483	497	505	510	520	533
T SHERMAN		666	725	748	775	794	808	830	855
T SPRING BROOK		1,293	1,293	1,320	1,392	1,448	1,493	1,555	1,622
T STANTON		553	637	715	799	875	942	1,020	1,101
T TANTER		1,507	1,756	2,116	2,339	2,536	2,711	2,915	3,128
T TIFFANY		639	594	633	654	667	676	692	711
T WESTON		654	560	630	636	634	629	631	635
T WILSON		464	490	500	516	527	534	548	562
V BOYCEVILLE	862	913	1,043	1,096	1,137	1,170	1,216	1,265	
V COLFAX		1,149	1,110	1,136	1,165	1,181	1,189	1,211	1,236
V DOWNING		242	250	257	261	263	262	265	268
V ELK MOUND		737	765	785	815	837	852	877	905
V KNAPP		419	419	421	428	430	429	433	438
V RIDGELAND		300	246	265	265	262	257	255	254
V WHEELER		231	348	317	317	313	307	305	304
C MENOMONIE	12,769	13,547	14,937	15,632	16,153	16,558	17,144	17,788	
<b>DUNN COUNTY</b>	<b>34,314</b>	<b>35,909</b>	<b>39,858</b>	<b>42,046</b>	<b>43,771</b>	<b>45,165</b>	<b>47,061</b>	<b>49,105</b>	

Prepared by Demographic Services Center, Wisconsin Department of Administration, January 2004

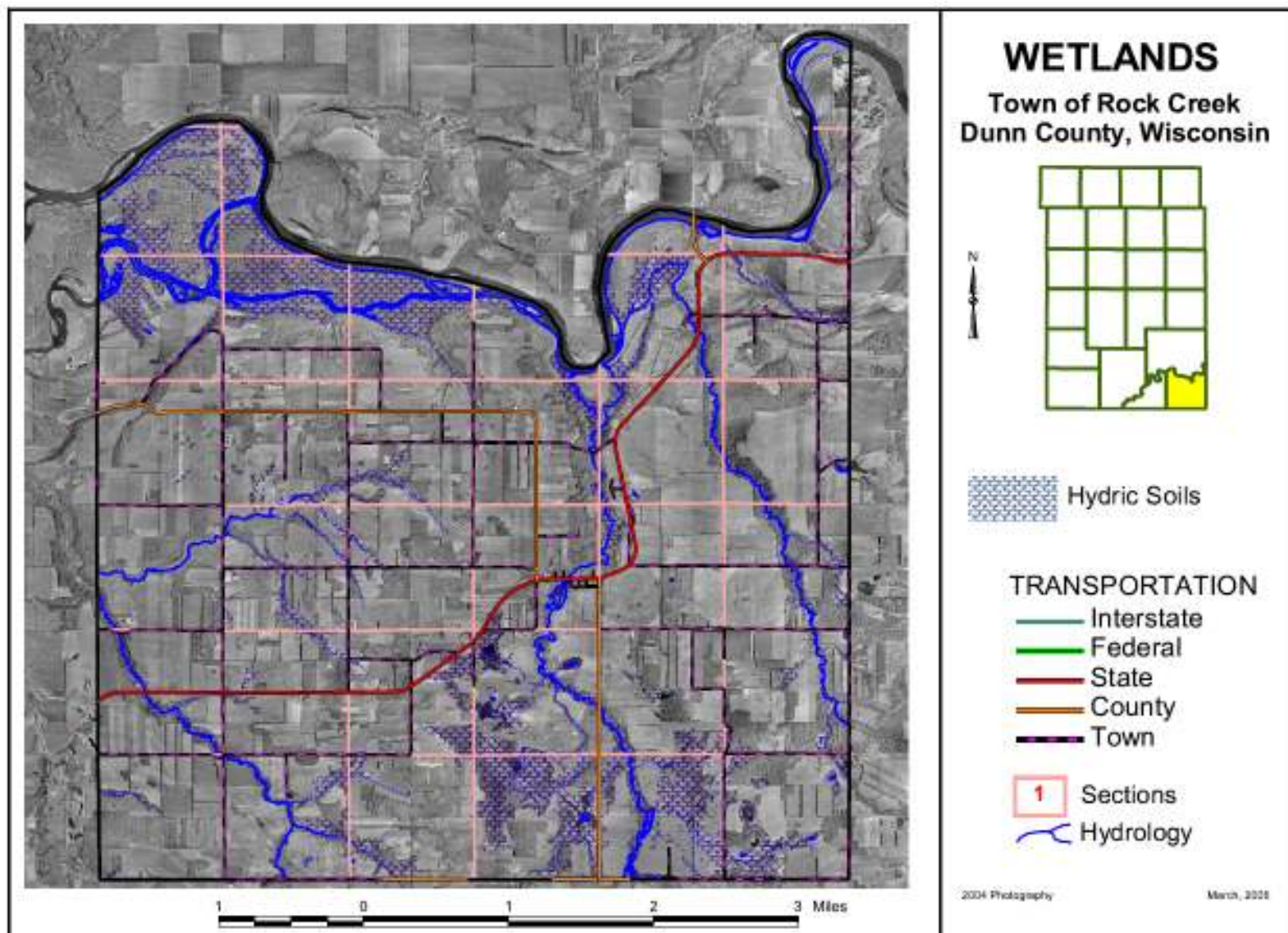
# **Appendix C**

## **Agreements and Ordinances**

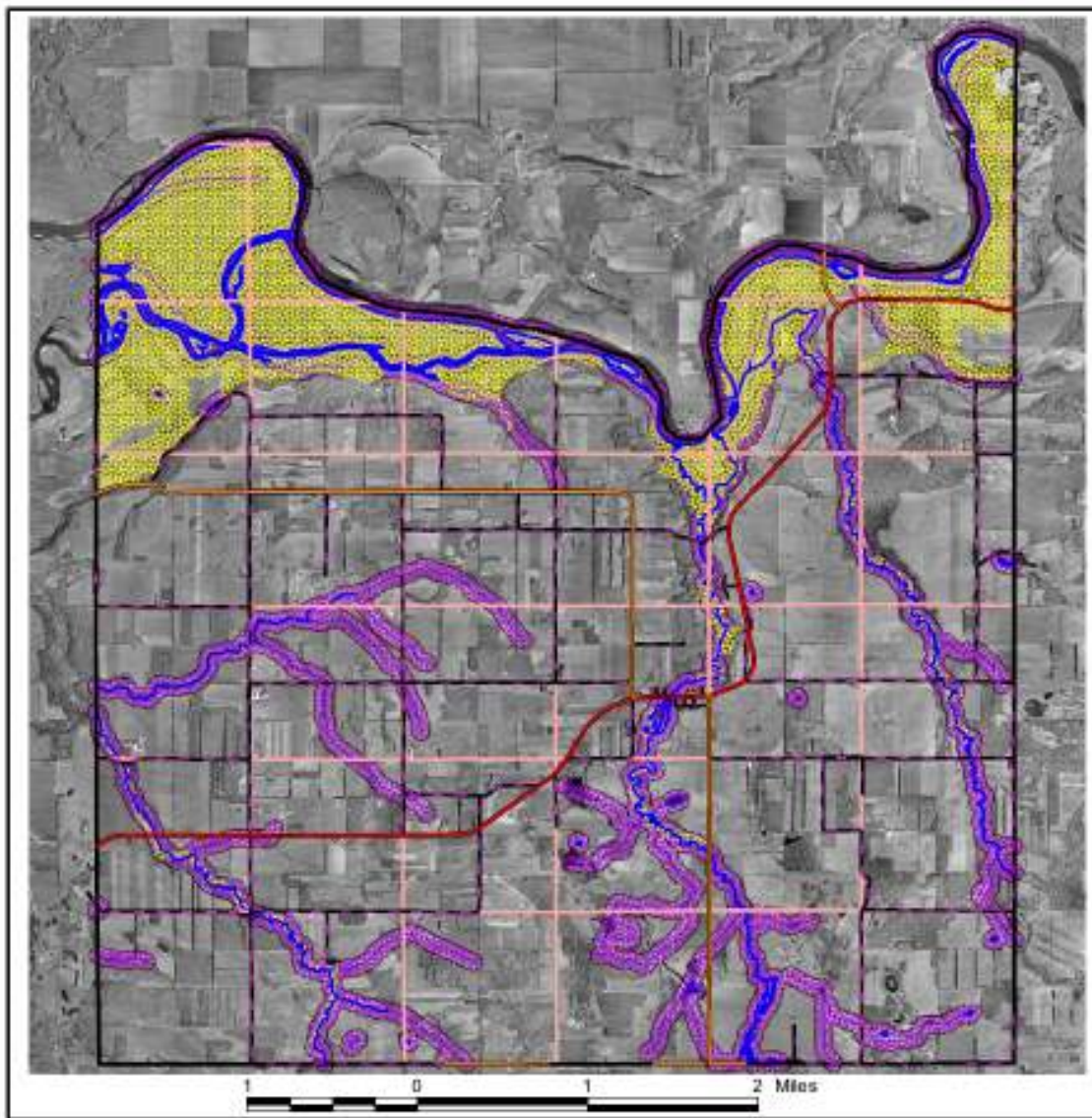
# Appendix D

## Maps

Hydric Soils (wetlands)  
Frequently Flooded and Water Quality Areas  
Steep Slopes  
Wood Lots (10 acres and greater)  
Soil Productivity  
School Districts  
Groundwater Recharge areas  
Existing Land Use  
Preferred Land Use







**WATER QUALITY MANAGEMENT  
AREAS AND AREAS  
PRONE TO FLOODING  
Town of Rock Creek  
Dunn County, Wisconsin**

N

Water Quality Management Areas

Areas Prone to Flooding

**TRANSPORTATION**

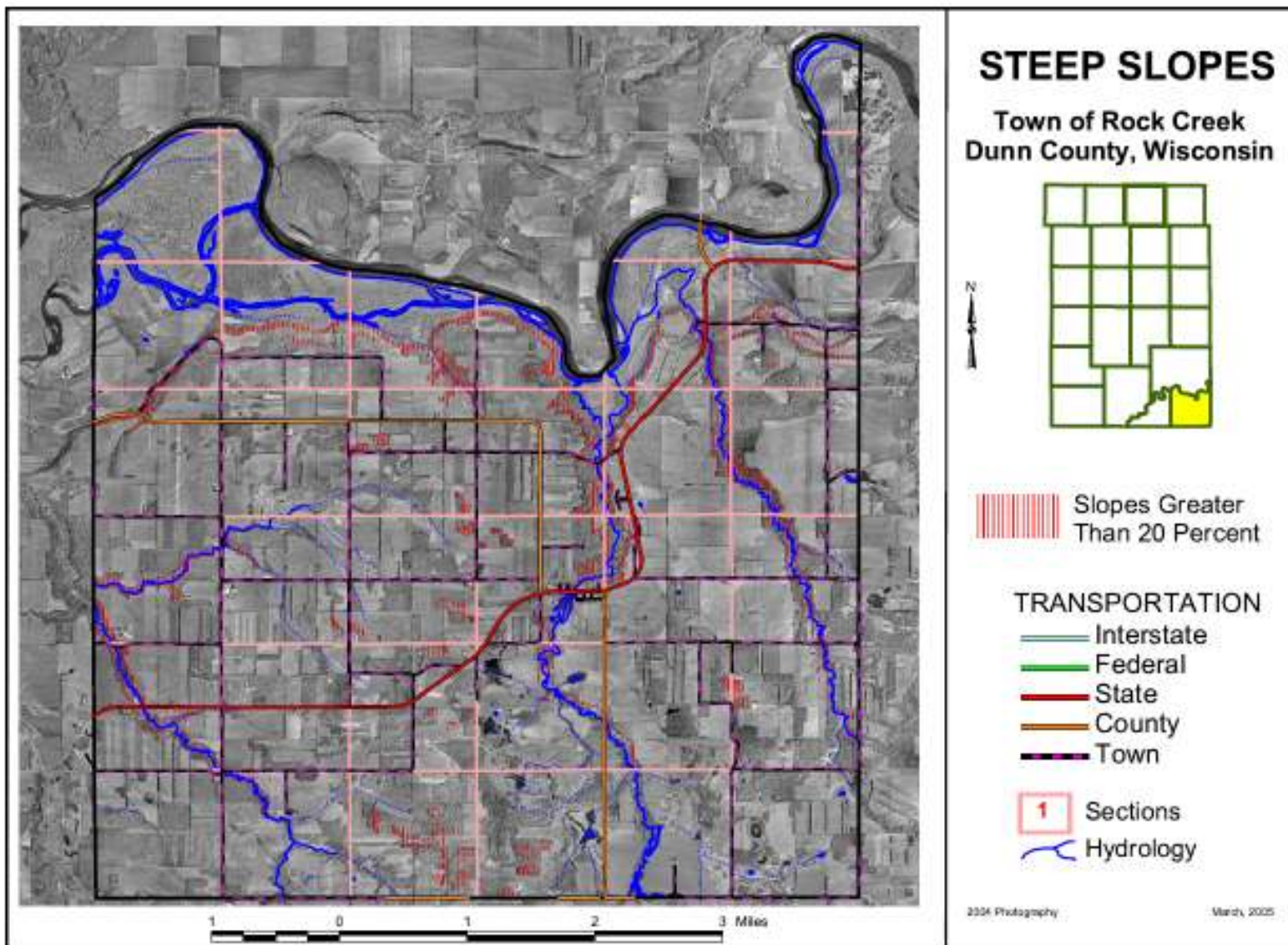
- Interstate
- Federal
- State
- County
- Town

1 Sections

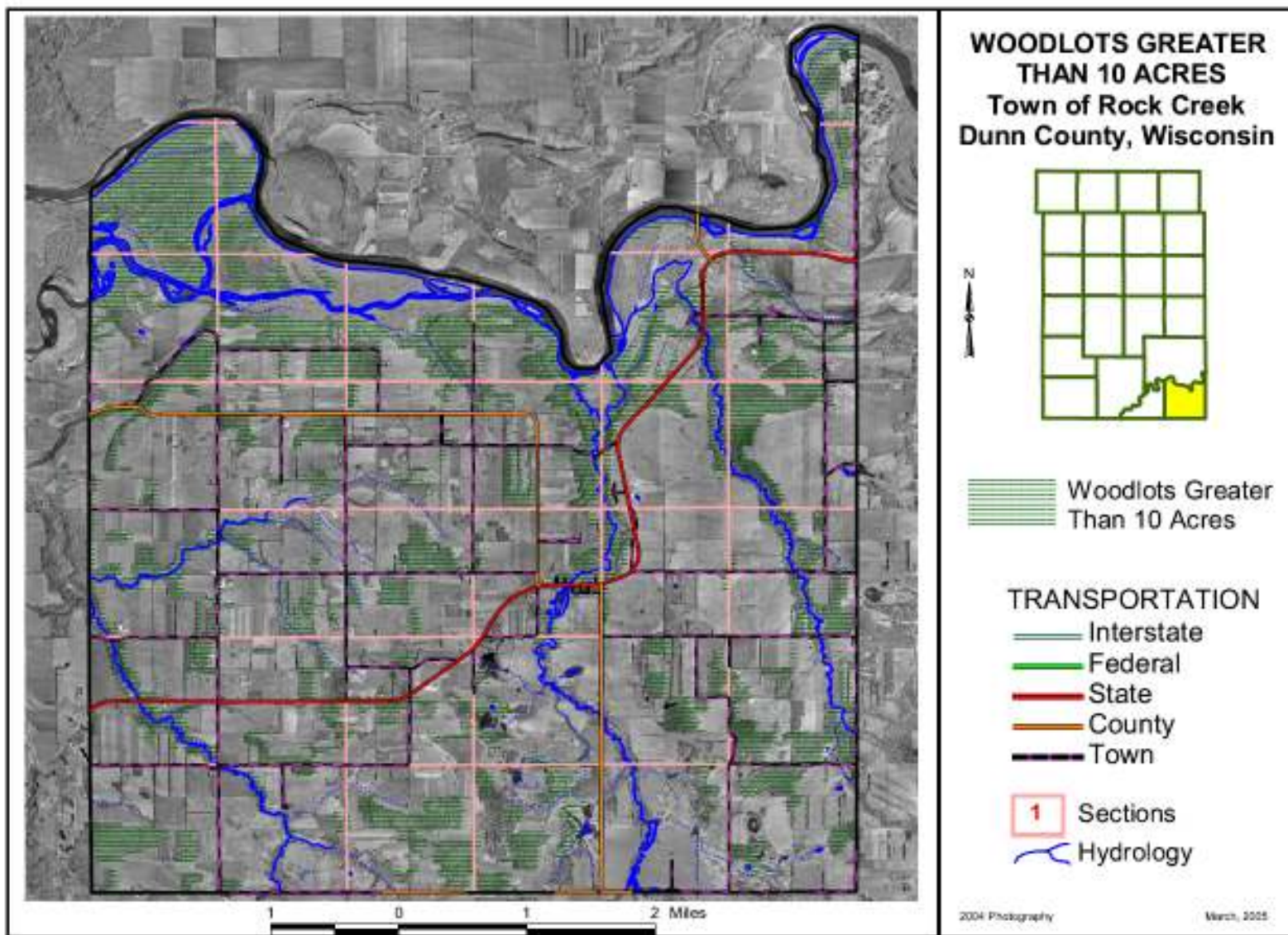
Hydrology

2004 Photography

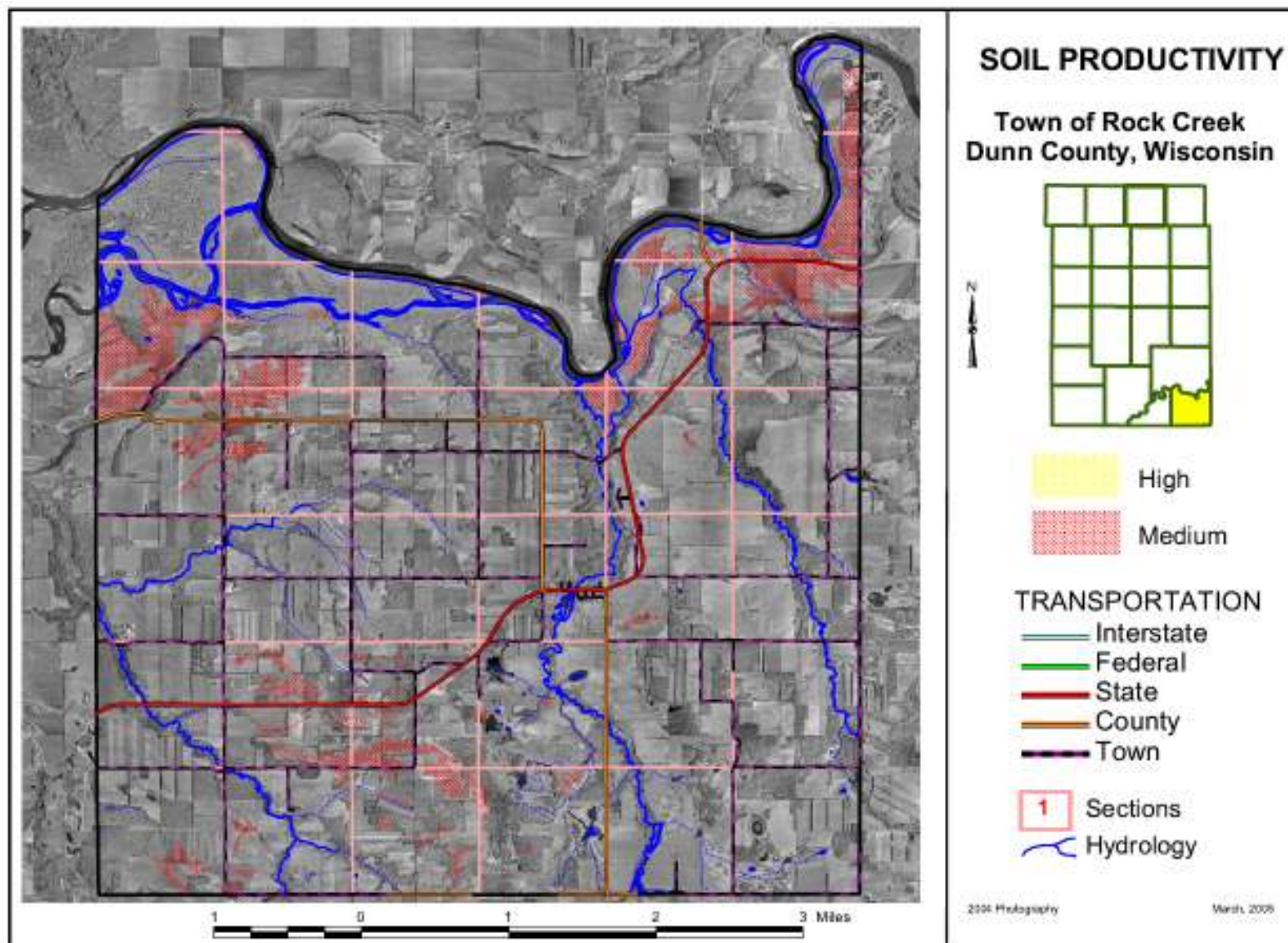
March, 2005

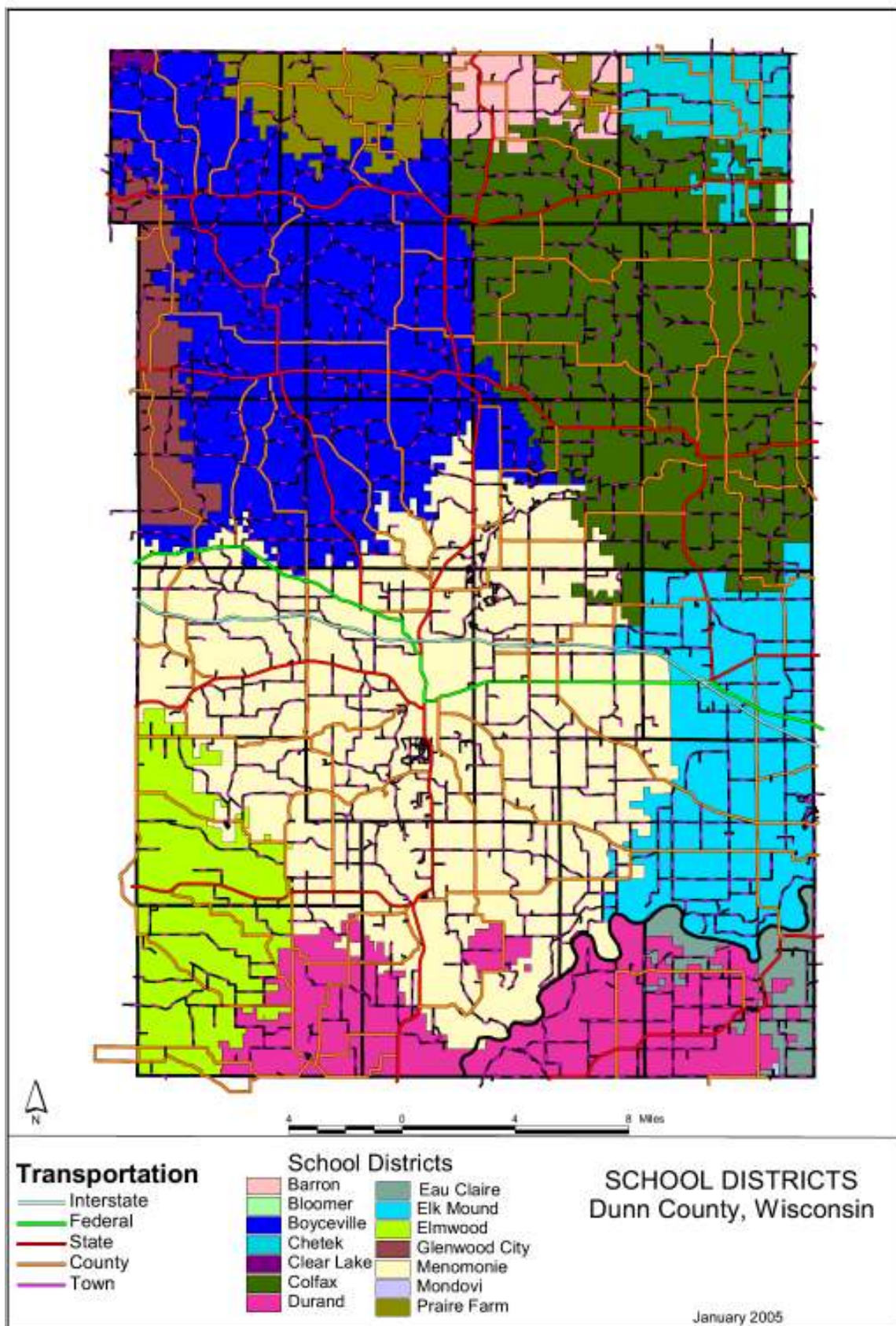














This is a detailed topographic map of the Lake Superior region. The map uses a color-coded system to represent elevation, with red and orange indicating higher elevations and green and blue indicating lower elevations. Major rivers and lakes are labeled, and a grid system is overlaid on the map. The map shows the Lake Superior basin, with the lake itself in blue. The surrounding land areas are colored in shades of red, orange, and green, indicating different elevations. The map includes labels for various geographical features, such as the Lake Superior, Lake Michigan, Lake Huron, Lake Erie, and Lake Ontario. It also shows major rivers and streams, as well as a grid system for reference.

Table 1. Study 1: Study 1a participants.[illegible][illegible][illegible]

Table 2. Permeability rate of soil recharge groups in inches per hour.

Excellent	12-20
Very Good	5-10
Good	2-5
Fair	0.8-2
Poor	0.2-0.8

Excellent
Very Good
Good
Fair
Poor

**The Major Aids** Six out of ten of our donors to the operations of Sustainable Georgia are the American people, through their individual and institutional contributions. The movement and similar ones are also active in the other areas of the country. The members of the American people are the engine to contract projects, ideas and needs.

**Governmental Support** The Government of Georgia is the main support of Sustainable Georgia. The Government is the main support of Sustainable Georgia. The Government is the main support of Sustainable Georgia.

**Non-Governmental Support** The Government of Georgia is the main support of Sustainable Georgia. The Government is the main support of Sustainable Georgia. The Government is the main support of Sustainable Georgia.

#### EXPERIMENTAL AND DISCUSSION

The purchase of this map is irrevocable; this exchange when fully consummated requires money in June 1996, and to date the wife has requested to power an earlier ability to allow preclusion to exchange the assets. The will of the State of Colorado, approved in 1994, was aimed to be less complex, in exchange involving a variety of different accounts. Table 1 shows the wife that is classified under each exchange involving a possibility to a power to trust (notwithstanding Table 2).

## PHYSICAL CHARACTERISTICS LISTED TO BE MAINTAINED AND APPROPRIATE

[illegible]

## RECOMMENDED CITATIONS

As demand for greenhouse vegetables increases, all production and management, especially in the highly mechanized sector, need to be addressed more actively. The production of tomatoes, eggplants, cucumbers, melons and other vegetables in greenhouses, tunnels, shade houses, etc., is increasing. The production of these vegetables in greenhouses is increasing. It is necessary to manage the production of these vegetables in greenhouses more effectively. It is necessary to manage the production of these vegetables in greenhouses more effectively. It is necessary to manage the production of these vegetables in greenhouses more effectively.

**DOI:** 10.1002/jbm.b

Many studies on emotion recognize potential links between the physical feel of accessories and the wearer's changing perceptions about himself and his world. For example, the feel of the fabric worn against the skin may be a powerful stimulus for the wearer's self-concept (see Table 2). There is the very good possibility that there could be subtle accessories in the soil where the situation is very slowly changing. Indeed, the direction of flow in the water is important to determine to what various small organisms that drift there. Agricultural scientists also consider the water quality conditions and very good drainage

ACADEMIC PRESS

[illegible]

01100000

References: A.V. and Baskin, F.N., 1987 Soil of Utah County and Soil Survey of Utah County, Utah. Utah Geological and Mineral Survey Map 67-A, map with text. Hwy. Center 6, 1215 Soil Survey of Utah County, U.S. Department of Agriculture, Soil Conservation Service, 1970.

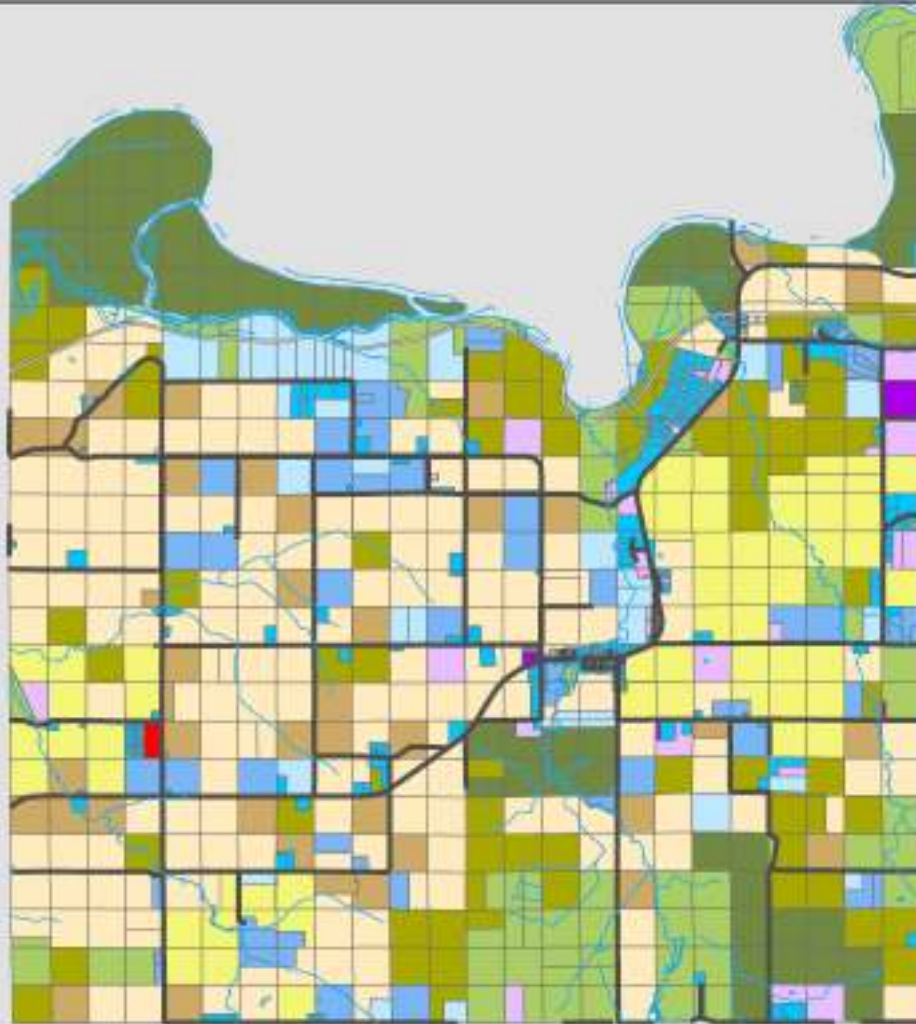
1-15-2017



Published by and available from  
Great Country Land Communications Section  
200 West Cedar St.  
Minneapolis, Minnesota 55404



# Town of Rock Creek



## Existing Land Use

- Industrial
- Commercial
- Residential
- Residential-Office
- Residential-Ag
- Farmland
- Farmland-Residential
- Farmland
- Woods
- Public Recreation
- Public
- Residential-Commercial
- Farmland-Residential

Date: 9-28-07 Revised: 1-5-07

Existing Land Use



## Town of Rock Creek

